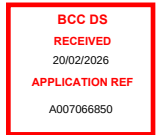


Reference: 2026 – 048

20 February 2026

Town Planning Department
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001



RE: BRISBANE CITY COUNCIL MINOR CHANGE APPLICATION TO A005658719 AT 12 BESLINE STREET, 1408 – 1414 BEENLEIGH ROAD, KURABY

Real Property Description: Lot 154 on RP99345, Lot 1 on RP80326 and Lot 1 – 2 on RP37390

Dear Sir/Madam,

Reference is made to the above Development Application, please find enclosed:

1. An electronic copy of the Development Application, which includes: -
 - a. Part 1 – Forms
 - i. DA Form
 - ii. Title Search and Authorities
 - b. Part 2 – Supporting Documents
 - i. Planning Assessment Report
 - ii. SARA and SPP Mapping
 - iii. PDOnline, City Plan Property Report and PDSLIVE Extract
 - iv. Infrastructure Plans
 - v. Title Registry Plan
 - vi. Latest Council Development Approval (A006738016)
 - vii. Latest Stamped Approved Plans (A006738016)
 - viii. Original Council Development Approval (A005432290)
 - c. Part 3 – Plans
 - i. Amended Architectural Plans

2. The application fee will be paid by the applicant once an invoice is issued by Council.

Yours Faithfully,

Align Planning Team

Part 1 – Forms

i. DA Form

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Islamic Charitable Organisation Pty Ltd C/ - Align Planning
Contact name (only applicable for companies)	Stephen Northey
Postal address (P.O. Box or street address)	1 The Glen
Suburb	Southport
State	Qld
Postcode	4215
Country	Australia
Email address (non-mandatory)	stephen@alignplanning.com.au
Mobile number (non-mandatory)	0409888498
Applicant's reference number(s) (if applicable)	

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- ☒ Yes – the written consent of the owner(s) is attached to this change application
☐ No

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1 or 3.2), and 3.3 as applicable)				
3.1) Street address and lot on plan				
☒ Street address AND lot on plan (all lots must be listed), or				
☐ Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		12	Besline Street	Kuraby
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4112	154	RP99345	Brisbane City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		1408, 1412 and 1414	Beenleigh Road	Kuraby
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)



**Queensland
Government**

4112	1, 1 and 2	RP80326 and RP37390	Brisbane City Council
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3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*
Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) <i>(if applicable)</i>
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) <i>(if applicable)</i>
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application
Note: see section 78(3) of the Planning Act 2016

Brisbane City Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
☒ Development permit ☐ Preliminary approval	A006738016	29 May 2025	Brisbane City Council
☒ Development permit ☐ Preliminary approval	A004532290	28 May 2018	Brisbane City Council

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval *(e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):*

Refer to Planning Assessment Report.

6.2) What type of change does this application propose?

☒ Minor change application – proceed to Part 5
☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

☒ No – proceed to Part 7

☐ Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	☒ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

☐ No

☐ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

☐ No

☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

☐ No

☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

☐ No

☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

☐ I agree to receive an information request if determined necessary for this change application

☐ I do not agree to accept an information request for this change application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes
☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes
Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application ☒ Yes
Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

ii. Title Search and Authorities

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	13189243	Search Date:	21/02/2025 08:54
Date Title Created:	21/04/1959	Request No:	50970180
Previous Title:	13175083		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 80326
Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 712382481 05/05/2009

ISLAMIC CHARITABLE ORGANISATION PTY LTD A.C.N. 128 092 348 TRUSTEE
UNDER INSTRUMENT 704112823

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10147155 (POR 1)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

Islamic Charitable Organisation Pty Ltd

the company being the owner of the premises identified as follows:

1408 Beenleigh Road, Kuraby, QLD (Lot 1 RP80326)

consent to the making of a development application under the *Planning Act 2016* by:

Align Planning

on the premises described above for:

Minor Change to A006738016 to establish a kitchen associated with a Place of Worship

Company seal *[if used]*

Company Name and ACN:

.....
Signature of Sole Director/Secretary

.....
Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN:

Ismail Essof

.....
Signature of Director

16/2/2026

.....
Date

[Signature]

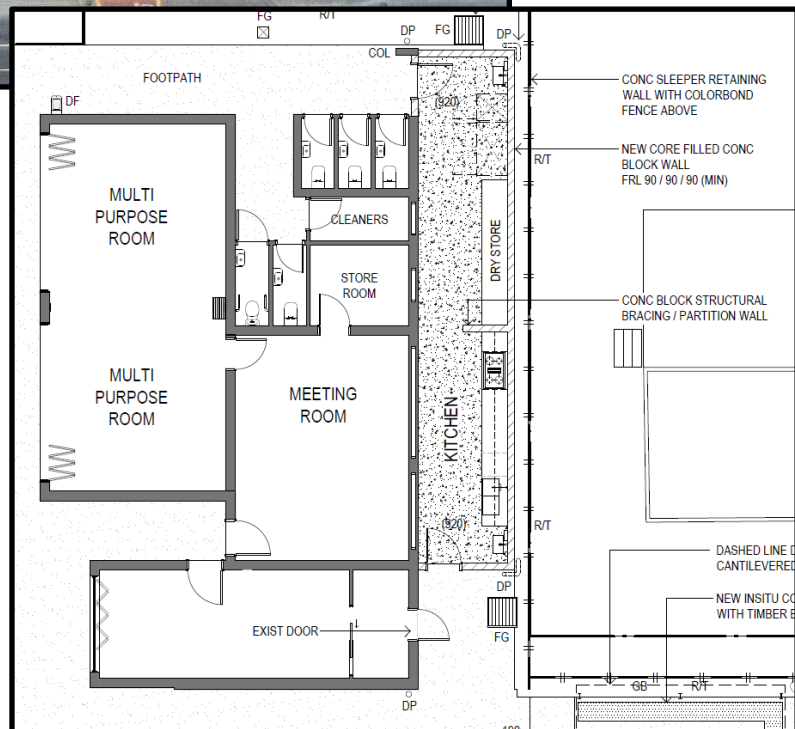
.....
Signature of Director/Secretary

16/02/2026

.....
Date

Part 2 – Supporting Documents

i. Planning Assessment Report



Minor Change Application Conversion of Approved Storage Area to Kitchen

12 Besline Street, 1408 – 1414 Beenleigh Road, Kuraby, Qld, 4112
 Real Property Description: Lot 154 on RP99345, Lot 1 on RP80326 and Lot 1 – 2
 on RP37390

Align Document Control

Business Address:	1 The Glen, Southport, Qld, 4215	Job Number:	2025 - 048
Postal Address:	1 The Glen, Southport, Qld, 4215	Job Name:	1408 Beenleigh Road, Kuraby
Phone:	0409888498	Author:	Stephen Northey
Email:	admin@alignplanning.com.au	Clients:	Islamic Charitable Organisation Pty Ltd
Web:	www.alignplanning.com.au	Owner:	Islamic Charitable Organisation Pty Ltd

Revision / Document History

Revision Number	Author and Date		Reviewer and Date	
Version 1.0	Stephen Northey	19/02/2026	Stephen Northey	20/02/2026

Distribution of Report

Entity	Document Type	Date
Islamic Charitable Organisation Pty Ltd	Minor Change Application	20/02/2026
Brisbane City Council	Minor Change Application	20/02/2026

Reference: 2026 - 048

20 February 2026

Town Planning Department
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

**RE: BRISBANE CITY COUNCIL MINOR CHANGE APPLICATION TO A006738016 AT 12 BESLINE STREET,
1408 – 1414 BEENLEIGH ROAD, KURABY**

Real Property Description: Lot 154 on RP99345, Lot 1 on RP80326 and Lot 1 – 2 on RP37390

Existing Approval Number: A006738016

Dear Sir/Madam,

Align Planning have been engaged by **Islamic Charitable Organisation Pty Ltd** to complete a Minor Change Application to allow for the conversion of an approved storage area to a kitchen at 12 Besline Street and 1408 – 1414 Beenleigh Road, Kuraby.

Background and Site History

A review of Developmenti identified eight (8) development applications submitted over the subject site. They are as follows:

- A006738016 (29/05/2025) – Minor Change Application to Material Change of Use for Place of Worship
- A00665640 (18/11/2024) – Plan Sealing
- A005658719 (11/02/2021) – Minor Change Application to Material Change of Use for Place of Worship
- A005267158 (21/08/2019) – Reconfiguration of a Lot to establish two lots (4 into 2 lots)
- A005241888 (19/07/2019) – Material Change for an extension to Place of Worship
- A004532290 (29/11/2016) - Material Change for an extension to Place of Worship
- A004429406 (12/07/2016) - Material Change for an extension to Place of Worship (no decision)
- A003010235 (14/02/2011) – Material Change of Use for Community Facilities (no decision)

The proposed Minor Change is to the latest relevant approval for the Place of Worship, which was the Minor Change completed in 2025 (A006738016). This latest Minor Change approved a storage area adjacent to the Place of Worship, which is now the subject of this Minor Change to convert it from a storage area to a Kitchen. The original approval appears to have been completed in 2018 (A004532290), with a subsequent extension been undertaken in 2019 (A005241888).

Characteristics of the Subject Site and Surrounding Area

The subject site is currently improved by an existing Place of Worship that has recently been constructed. The site is accessed via a vehicle crossover to Jacob Lane and is located within close proximity of the Kuraby Train Station and Kuraby State School.

Reasoning for Proposed Minor Change

As the Place of Worship is now operating, the occupants have found that the current kitchen within the original Place of Worship is not adequate to service the guests. The existing kitchen only has capacity to serve basic foods such as coffees and toasties, with the proposed kitchen to be more consistent with a commercial kitchen and be able to service all guests. No change to the approved storage structure is proposed, with the approved footprint to be maintained.

Key Characteristics of the Request to Change A006738016

As discussed above the approved storage space will be converted to be used for a large kitchen. The kitchen will service guests visiting the Place of Worship and ensure the kitchen has adequate capacity to service all guests.

The following Figure and images illustrate the proposed works and the existing conditions at the subject site:



**Image 1 –
 Location of
 proposed works**

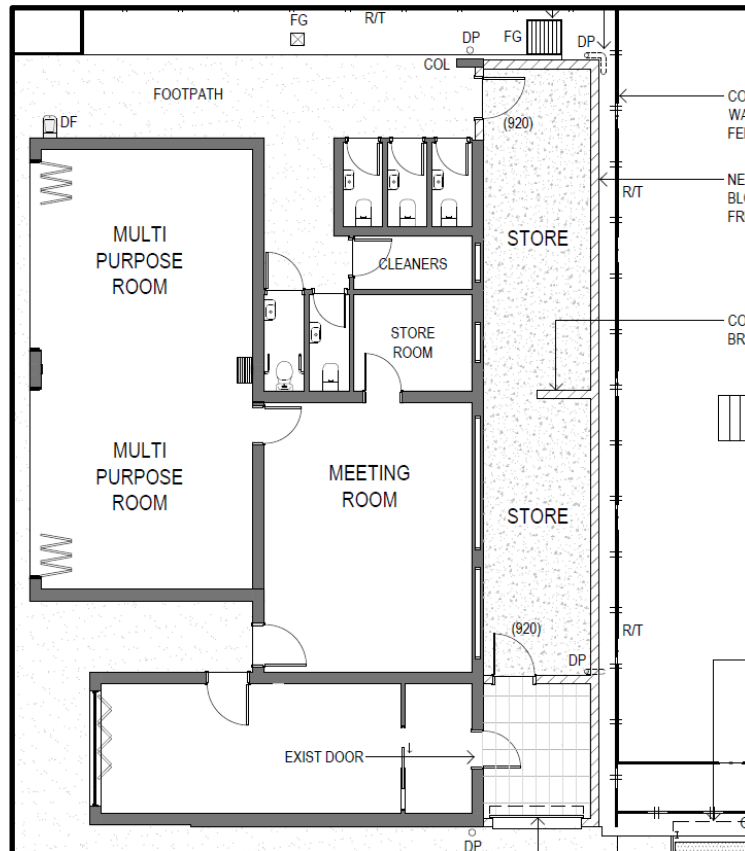


Figure 1 – Approved Floor Plan (A006738016)

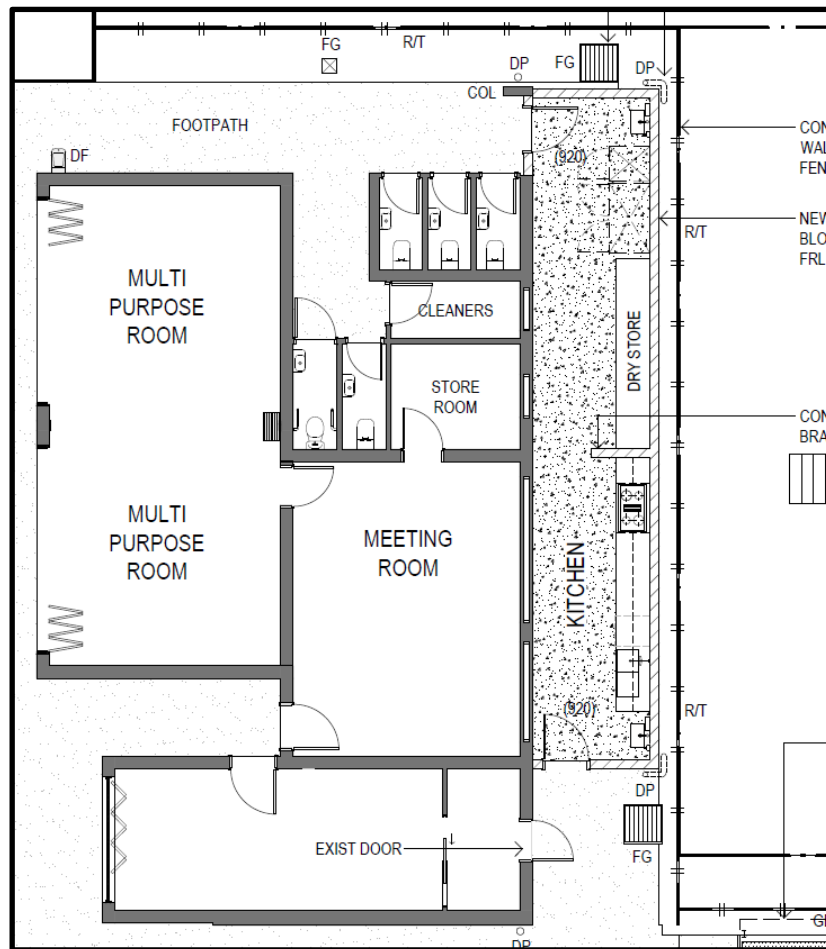


Figure 2 – Proposed Floor Plan

Minor Change - State Planning Framework

This application is lodged under section 79 of the Planning Act 2016, which relates to a request to change a development approval.

In accordance with Schedule 2 of the Planning Act 2016, this application has been lodged with Brisbane City Council, being assessment manager for the development application, A006738016, approved with conditions on 29 May 2025.

The request to change the approval equates to a "Minor Change", which is detailed in Schedule 2 of the Planning Act 2016 as follows:

- (b) For a development approval –
- (i) would not result in substantially different development; and

(ii) If a development application for the development, including the change, were made when the change application is made would not cause –

- (A) the inclusion of prohibited development in the application; or
- (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or
- (C) referral to extra referral agencies, other than to the chief executive; or
- (D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or
- (E) public notification if public notification was not required for the development application.

“Substantially different development” test

The proposed change to the approval is considered to constitute a ‘Minor Change’ for the following reasons:

The change would not result in a ‘substantially different development’ as defined in the Department of Infrastructure, Local Government and Planning – Development Assessment Rules. This document identifies a list of changes that may result in a “substantially different development”, as follows:

- (a) involves a new use; or
- (b) results in the application applying to a new parcel of land; or
- (c) dramatically changes the built form in terms of scale, bulk and appearance; or
- (d) changes the ability of the proposed development to operate as intended; or
- (e) removes a component that is integral to the operation of the development; or
- (f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or
- (g) introduces new impacts or increase the severity of known impacts; or
- (h) removes an incentive or offset component that would have balanced a negative impact of the development; or
- (i) impacts on infrastructure provisions.

In relation to the above, the proposed change does not constitute a substantial change for the following reasons.

- The proposal does not change the approved land use.
- The minor change does not involve any new allotments
- The proposed conversion of the approved storage area will have minimal impact on the appearance of the Place of Worship
- The changes will not alter the developments' ability to operate as originally approved.
- The proposal does not remove a component that is integral to the operation of the development.
- The proposal will not have any impact on traffic flow, nor the transport network.
- The proposal does not appear to introduce any new impacts to the site or increase the severity of any existing impacts to the site.
- The proposed changes will not remove an incentive or offset component that would have balanced a negative impact of the development.
- The proposed minor change will not adversely impact upon infrastructure provision, location or demand.

Other aspects under Schedule 2 of the Planning Act 2016

With respect to the remaining aspects of determining the proposed changes as minor:

- Prohibited development is not included
- No additional referral agencies are required
- Public Notification is not required

The proposed change, therefore, meets the test for 'Minor Change' under section 79 of the Planning Act 2016.

State Assessment Referral Agency (SARA)

SARA mapping identifies the subject site is within four (4) overlays. They are as follows:

- Category B Regulated Vegetation
- Water resource planning area boundaries
- Core Koala Habitat Area
- SEQ Regional Plan land use categories – Urban Footprint

The proposed extension is in the general location of the mapped Category B Vegetation and the Core Koala Habitat Area, however, this appears to be a mapping area and no vegetation will be disturbed or removed to facilitate the extension. No referral was required with the original application, with this change application also not appearing to require any referral.

State Planning Policy (SPP) Mapping

SPP mapping identifies the subject site within six (6) overlays. They are the following:

- Wildlife Hazard Buffer Zone – 13km
- MSES – Wildlife Habitat (Endangered or Vulnerable)
- MSES – Wildlife Habitat (Koala Habitat Areas – Core)
- Flood hazard area – Local government flood mapping area
- MSES – Regulated Vegetation (Category B)
- MSES – Regulated Vegetation (Essential Habitat)

The above overlays are similar to those identified within the SARA mapping, with no vegetation disturbance / removal proposed. As the site is not mapped within the Flood hazard overlay of the City Plan further investigations in relation to flooding have not been undertaken.

Local Planning Framework – Low Density Residential Zone and the Kuraby Neighbourhood Plan

The subject site is located within the Low Density Residential Zone and the Kuraby Neighbourhood Plan of the Brisbane City Plan. The proposed minor change will maintain the current land use and only converts an approved storage area to a Kitchen.

Brisbane City Plan Overlays

The subject site is identified within eleven (11) overlays of the Brisbane City Plan. Each overlay is listed below:

- Airport Environs Overlay – OLS, PANS and BBS Zone
- Bicycle Network Overlay – Secondary Cycle Route
- Biodiversity Area Overlay – High Ecological Significance and Matters of State Environmental Significance
- Bushfire Overlay – Medium and High Hazard Buffer Area
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network
- Dwelling House Character Overlay
- Heritage Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Transport Noise Corridor Overlay

All of the listed overlays will not be adversely impacted by the proposed works due to the minor nature of the proposal and its location within an existing hardstand area.

Proposed Changes to A006738016

The proposed changes will be restricted to stamped approved plan table only. The change to this condition is outlined below:

The term 'drawings and documents' or similar expressions means:

Drawing or Document	Number	Plan Date
Ground - East Wing Plan Proposed	A-211 Issue 2	20-MAR-2025 (Received)
Section - Existing and Proposed	A-401 Issue 2	20-MAR-2025 (Received)
Cover Sheet	DA-A0-000 (Issue F)	16-JAN-2020 (Received)
Existing and Demolition Site Plans	DA-A1-010 (Issue E)	16-OCT-2019
Proposed Ground Site Plan	DA-A1-030 (Issue F)	16-JAN-2020 (Received)
Proposed Level 1 Site Plan	DA-A1-031 (Issue F) (Amended In Red 13-APR-2021)	16-JAN-2020 (Received)
Proposed Roof Site Plan	DA-A1-032 (Issue F)	16-JAN-2020 (Received)
General Arrangement Plans	DA-A1-100 (Issue G) (Amended In Red 27-MAY-2025)	10-FEB-2021 (Received)
Area Plans	DA-A1-600 (Issue E) (Amended In Red 13-APR-2021)	16-OCT-2019
Area Plans	DA-A1-601 (Issue E)	01-APR-2021 (Received)
External Elevations	DA-A2-100 (Issue G)	16-JAN-2020 (Received)
External Elevations	DA-A2-101 (Issue F)	16-OCT-2019
Road Widening Plan	Sketch No 1	23-NOV-2017
Elevations for Existing House on 12 Besline street	0012502 (Amended In Red 23-NOV2017)	03-SEP-2016
Floor Plan For Existing House on 12 Besline Street	0012502 (Amended In Red 23-NOV2017)	03-SEP-2016

is changed to:

The term 'drawings and documents' or similar expressions means:

Drawing or Document	Number	Plan Date
Ground - East Wing Plan Proposed	A-211 Issue 3	16-OCT-2025 (Received)
Section - Existing and Proposed	A-401 Issue 3	16-OCT-2025 (Received)
Cover Sheet	DA-A0-000 (Issue F)	16-JAN-2020 (Received)
Existing and Demolition Site Plans	DA-A1-010 (Issue E)	16-OCT-2019
Proposed Ground Site Plan	DA-A1-030 (Issue F)	16-JAN-2020 (Received)
Proposed Level 1 Site Plan	DA-A1-031 (Issue F) (Amended In Red 13-APR-2021)	16-JAN-2020 (Received)
Proposed Roof Site Plan	DA-A1-032 (Issue F)	16-JAN-2020 (Received)
General Arrangement Plans	DA-A1-100 (Issue G) (Amended In Red 27-MAY-2025)	10-FEB-2021 (Received)
Area Plans	DA-A1-600 (Issue E) (Amended In Red 13-APR-2021)	16-OCT-2019
Area Plans	DA-A1-601 (Issue E)	01-APR-2021 (Received)
External Elevations	DA-A2-100 (Issue G)	16-JAN-2020 (Received)
External Elevations	DA-A2-101 (Issue F)	16-OCT-2019
Road Widening Plan	Sketch No 1	23-NOV-2017

Elevations for Existing House on 12 Besline street	0012502 (Amended In Red 23-NOV2017)	03-SEP-2016
Floor Plan For Existing House on 12 Besline Street	0012502 (Amended In Red 23-NOV2017)	03-SEP-2016

Conclusion

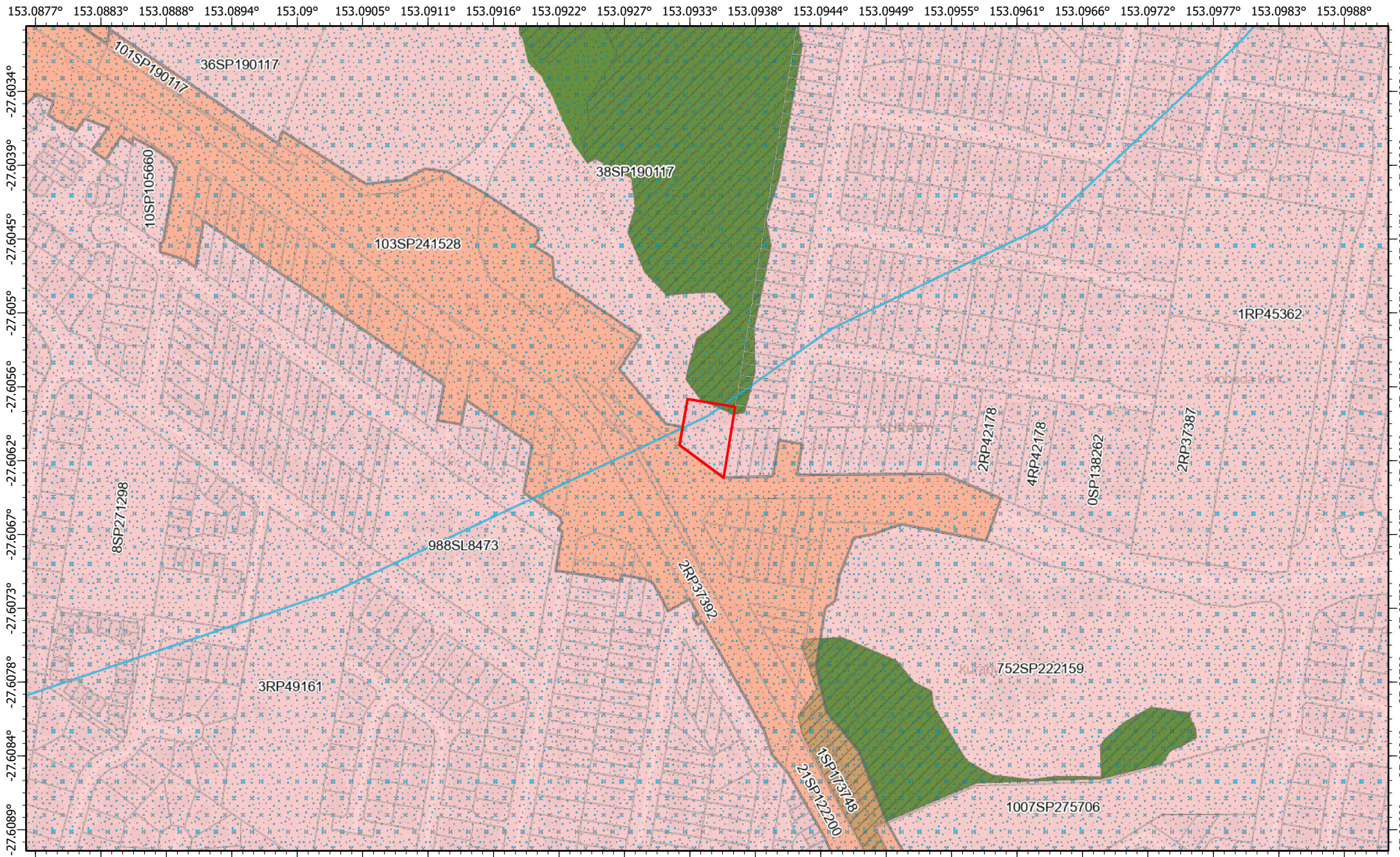
This proposal has outlined a Minor Change Application at 12 Besline Street and 1408 – 1414 Beenleigh Road, Kuraby. The proposal will result in the conversion of an approved storage area to a Kitchen.

It is recommended that Brisbane City Council consider the proposal as a Minor Change Application and support it subject to reasonable and relevant conditions.

Yours Faithfully

Align Planning Team

ii. SARA and SPP Mapping



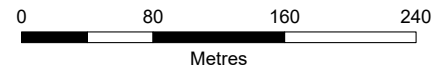
Date: 03/02/2026

DA Mapping System - Export Map

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Scale: 1:4,600



Queensland
Government

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- Cadastre (5k)
- Regulated vegetation management map (Category A and B extract)
- Category B on the regulated vegetation management map
- Water resource planning area boundaries
- Future railway corridor
- Core koala habitat area
- SEQ Regional Plan land use categories
- Regional Land Use Category
- Urban Footprint

DA Mapping System - Export Map

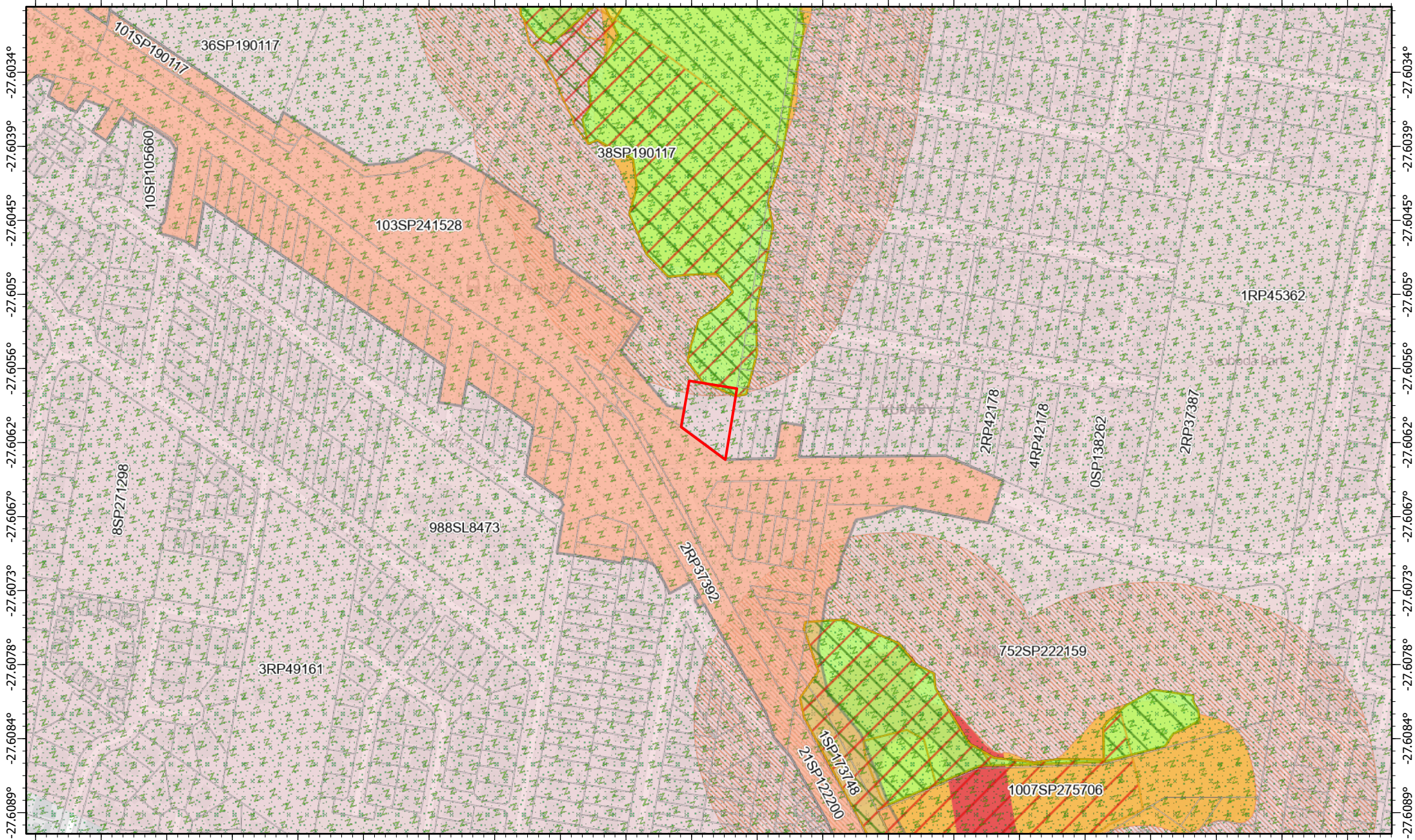
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. Note that this is a print screen only . The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

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153.0877° 153.0883° 153.0888° 153.0894° 153.09° 153.0905° 153.0911° 153.0916° 153.0922° 153.0927° 153.0933° 153.0938° 153.0944° 153.0949° 153.0955° 153.0961° 153.0966° 153.0972° 153.0977° 153.0983° 153.0988°



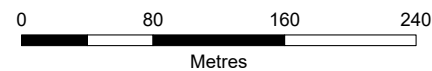
State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Scale: 1:4,600



Queensland
Government

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Date: 03/02/2026

- Cadastre (5k)
- Wildlife hazard buffer zone
- Radius (Metres)
- 13km
- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Wildlife habitat (koala habitat areas - core)
- Future railway corridor
- Flood hazard area - local government flood mapping area
- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (essential habitat)

Bushfire prone area

CLASS

- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer
- Obstacle limitation surface area

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

iii. PD Online, City Plan Property Report and PDS Live Extract

The property holding report shows the zone/s, neighbourhood plan/s, overlays and related information that apply to all lots associated with the property holding.

Property Address

1408 BEENLEIGH RD KURABY 4112

Parcel Details

Full Property Holding:
Lot 1 on RP80326

Title Area *: 2,023 m²

Ward: RUNCORN

PDF Maps GRID Reference: Map 44

* refer NOTES below

[Open CityPlan.Brisbane.qld.gov.au](http://Open.CityPlan.Brisbane.qld.gov.au)



Zones

Name	Description
Low Density Residential Zone	The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Kuraby neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Kuraby neighbourhood plan code.

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
OLS - Horizontal limitation surface boundary	OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport’s OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport’s OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
BBS zone - Distance from airport 8-13km	BBS zone - Distance from airport 8-13km sub-categories of the Airport environs overlay.

Name	Description
Bicycle network overlay	The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014. The Bicycle network overlay includes: • Primary cycle route sub-category • Secondary cycle route sub-category • Local cycle route sub-category • Riverwalk - Typology 1 (City reaches north and south) sub-category • Riverwalk - Typology 2 (Urban reaches) sub-category • Riverwalk - Floating walkway sub-category
Biodiversity areas overlay	The Biodiversity areas overlay deals with biodiversity Areas of Ecological Significance (AES). This may include areas of High Ecological Significance (HES) and also areas of General Ecological Significance (GES) among others. Refer to Part 8 in the City Plan 2014.
High ecological significance sub-category	High ecological significance sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Bushfire overlay	The Bushfire overlay constrains areas of land identified as high and medium bushfire hazard management areas and deals with issues of State Interest. It applies, at a minimum, to development that: • increases the number of people living and working in the natural hazard management area; or • involves institutional uses, essential community infrastructure, or where evacuating people may be difficult; or • involves the manufacture or storage of hazardous materials in bulk. Note – The Building Act 1975 adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates construction standards of all premises identified in bushfire prone areas subsequent to development approval. Refer to Part 8 in the City Plan 2014.
Medium hazard area sub-category	Area mapped within the Bushfire overlay as medium hazard area considering vegetation type, slope and aspect.
High hazard buffer area sub-category	Land mapped within the Bushfire overlay as buffer areas extending 100 metres from high hazard areas.
Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: • Existing trunk park sub-category • Existing non-trunk park sub-category • Existing community facilities and land for community facilities sub-category • LGIP planned land for community facilities specific location sub-category • LGIP planned park acquisition specific location sub-category • LGIP planned park upgrade specific location sub-category • LGIP planned park embellishment specific location sub-category • LGIP planned corridor park specific location sub-category • Long term land for community facilities specific location sub-category • Long term park specific location sub-category • Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Name	Description
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: • Critical assets sub-category • Critical infrastructure and movement planning area sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.
Dwelling house character overlay	The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.
Heritage overlay	The Heritage overlay deals with areas or sites identified as having local or state heritage significance and properties that adjoin such sites. Refer to Part 8 in the City Plan 2014 and the Factsheets.
Area adjoining heritage sub-category	Area adjoining heritage sub-category of the Heritage overlay.
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets. The Road hierarchy overlay includes: • Motorways sub-category • Arterial roads sub-category • Suburban roads sub-category • District roads sub-category • Neighbourhood roads sub-category • Future motorway sub-category • Future arterial road sub-category • Future suburban road sub-category • Future district road sub-category • Primary freight routes sub-category • Primary freight access sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.

Name	Description
Streetscape hierarchy overlay	The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes: • Subtropical boulevard - in centre verge width 6m sub-category • Subtropical boulevard - in centre verge width 5m sub-category • Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category • Subtropical boulevard - out of centre verge width 6m sub-category • Subtropical boulevard - out of centre verge width 5m sub-category • Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category • Centre street major sub-category • Centre street minor sub-category • Neighbourhood street major subcategory • Neighbourhood street minor sub-category • Industrial street sub-category • Pathway link sub-category • Corner land dedication sub-category • Locality street subcategory • Laneway sub-category • Wildlife movement solution sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Transport noise corridor overlay	The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from: • State controlled roads (State mapping) • Franchised roads • Local government controlled roads • Railway land (State mapping)
Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 1 sub-category	Queensland Development Code MP4.4 Noise Category 1 sub-category of the Transport noise corridor overlay.
Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 2 sub-category	Queensland Development Code MP4.4 Noise Category 2 sub-category of the Transport noise corridor overlay.
Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 3 sub-category	Queensland Development Code MP4.4 Noise Category 3 sub-category of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 0: Noise level <70 dB(A)	Designated State Noise corridor - rail network: Category 0: Noise level <70 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 2: 75 dB(A) - 80 dB(A)	Designated State Noise corridor - rail network: Category 2: 75 dB(A) - 80 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 3: 80 dB(A) - 85 dB(A)	Designated State Noise corridor - rail network: Category 3: 80 dB(A) - 85 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 4: Noise Level > 85 dB(A)	Designated State Noise corridor - rail network: Category 4: Noise Level > 85 dB(A) of the Transport noise corridor overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 315 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name	Description
Stormwater network	The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets. The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items: • Bioretention swale • Land • Natural channel • Pipe (new) • Pipe (relief drainage) • Culvert • Stormwater quality improvement device • Rehabilitation • Backflow prevention device Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this Report*). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A [Temporary Local Planning Instrument \(TLPI\)](#) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

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City Plan 2014 — Zoning overlay

	Refer to Part 10 of the planning scheme
	LDR Low density residential
	CR1 Character residential (Character)
	CR2 Character residential (Infill housing)
	LMR1 Low-medium density residential (2 storey mix)
	LMR2 Low-medium density residential (2 or 3 storey mix)
	LMR3 Low-medium density residential (Up to 3 storeys)
	MDR Medium density residential
	HDR1 High density residential (Up to 8 storeys)
	HDR2 High density residential (Up to 15 storeys)
	TA Tourist accommodation
	NC Neighbourhood centre
	DC1 District centre (District)
	DC2 District centre (Corridor)
	MC Major centre
	PC1 Principal centre (City centre)
	PC2 Principal centre (Regional centre)
	LII Low impact industry
	IN1 General industry A
	IN2 General industry B
	IN3 General industry C
	SI Special industry
	II Industry investigation
	SR Sport and recreation
	SR1 Sport and recreation (Local)
	SR2 Sport and recreation (District)
	SR3 Sport and recreation (Metropolitan)
	OS Open space
	OS1 Open space (Local)
	OS2 Open space (District)
	OS3 Open space (Metropolitan)
	EM Environmental management
	CN Conservation
	CN1 Conservation (Local)
	CN2 Conservation (District)
	CN3 Conservation (Metropolitan)
	EC Emerging community
	EI Extractive industry
	MU1 Mixed use (Inner city)
	MU2 Mixed use (Centre frame)
	MU3 Mixed use (Corridor)
	RU Rural
	RR Rural residential

-  T Township
-  CF1 Community facilities Major health care
-  CF2 Community facilities Major sports venue
-  CF3 Community facilities Cemetery
-  CF4 Community facilities Community purposes
-  CF5 Community facilities Education purposes
-  CF6 Community facilities Emergency services
-  CF7 Community facilities Health care purposes
-  SC1 Specialised centre (Major education and research facility)
-  SC2 Specialised centre (Entertainment and conference centre)
-  SC3 Specialised centre (Brisbane Markets)
-  SC4 Specialised centre (Large format retail)
-  SC5 Specialised centre (Mixed industry and business)
-  SC6 Specialised centre (Marina)
-  SP1 Special purpose (Defence)
-  SP2 Special purpose (Detention facility)
-  SP3 Special purpose (Transport infrastructure)
-  SP4 Special purpose (Utility services)
-  SP5 Special purpose (Airport)
-  SP6 Special purpose (Port)

Local Government Authorities

-  LGA boundary

Property boundaries holding

-  Property Holding

Property details

Address:	1408 BEENLEIGH RD KURABY QLD 4112
Lot on Plan:	1RP80326
Land Area:	2023 SQM
Lot Status:	Current

Applications Associated with this Property

Development Applications lodged since 1 January 2004 are searchable online. This does not include lodged and decided Development Applications within the Priority Development Areas. For more information about Priority Development Areas or Development Applications within these areas, visit Economic Development Queensland for more details.

- Lodged over current land parcel (Past)

> A005658719 - 1408 BEENLEIGH RD KURABY QLD 4112 - Material Change of Use - Islamic Charitable Organisation Pty Ltd (Primary Applicant), Ethos Urban (Consultant) - 11/2/2021

> A005241888 - 1408 BEENLEIGH RD KURABY QLD 4112 - Material Change of Use - Islamic Charitable Organisation Pty Ltd (Primary Applicant), Ethos Urban (Consultant) - 19/7/2019

> A004532290 - 1408 BEENLEIGH RD KURABY QLD 4112 - Material Change of Use - Islamic Charitable Organisation Pty Ltd (Primary Applicant), Buckley Vann Pty Ltd (Consultant) - 29/11/2016
- Lodged over current land parcel (Decided)

> A006738016 - 1408 BEENLEIGH RD KURABY QLD 4112 - Material Change of Use - Islamic Charitable Organisation Pty Ltd (Primary Applicant), ALIGN PLANNING GROUP PTY LTD (Consultant) - 24/3/2025

> A006656540 - 12 BESLINE ST KURABY QLD 4112 - Plan Sealing - Islamic Charitable Organisation Pty Ltd (Primary Applicant), Norris Clarke & O'Brien Pty Ltd (Consultant) - 18/11/2024

> A005267158 - 1408 BEENLEIGH RD KURABY QLD 4112 - Reconfigure a Lot - Islamic Charitable Organisation Pty Ltd (Primary Applicant), The Trustee for ISLAMIC CHARITABLE TRUST FUND (Primary Applicant), The Trustee for ISLAMIC CHARITABLE TRUST FUND.. (Primary Applicant), Ethos Urban (Consultant), Norris Clarke & O'Brien Pty Ltd (Consultant) - 21/8/2019

> A004429406 - 1408 BEENLEIGH RD KURABY QLD 4112 - Material Change of Use - Islamic Charitable Organisation Pty Ltd (Primary Applicant), Buckley Vann Pty Ltd (Consultant) - 12/7/2016

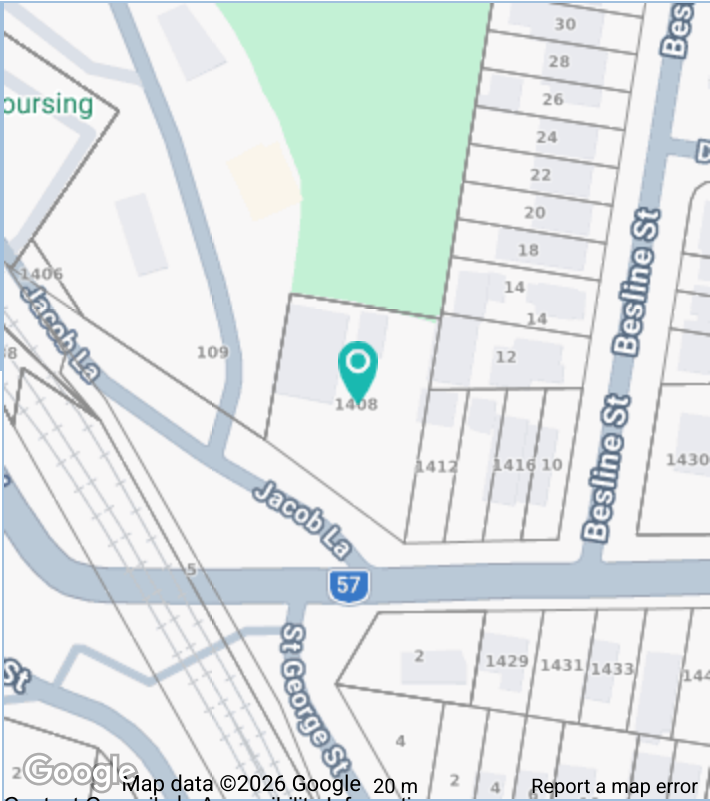
- > A003010235 - 1408 BEENLEIGH RD KURABY QLD 4112 - Material Change of Use - Islamic Charitable Organisation Pty Ltd (Primary Applicant) - 14/2/2011
-

Important information

Important: *Development.i does not replace Council's official property searches. If you are undertaking conveyancing, development or building certification, it is recommended that Council's property searches are sought. These may include (but not limited to) building information searches, planning and development certificates and flood information searches.*

Nil

Location



1408 BEENLEIGH ROAD, KURABY, QLD 4112



Owner Details

Owner Name(s): ISLAMIC CHARITABLE ORGANISATION PTY LTD
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: House - Freehold [Non-Valued]
 RPD: L1 RP80326
 Valuation Amount: \$80,000 - Unimproved on
 Valuation Amount: \$40,000 - Unimproved on
 Land Use: RELIGIOUS
 Zoning: Low density residential
 Council: BCC-YEERONGPILLY
 Features:

6 3 10

Area: 2,023 m²
 Area \$/m²:
 Water/Sewerage:
 Property ID: 2040875 / QLD40347076
 UBD Ref: UBD Ref: 221 J11

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1	10/04/2000	ISLAMIC MADRESSAH OF SUNNYBANK LIMITED	2,023 m²	Normal Sale	No
\$ 85,000	12/01/1990	VENDOR NOT RECORDED	2,023 m²	Normal Sale	No

iv. Infrastructure Plans

v. Title Registry Plan

80326

Cyril Fryar Bennett of Brisbane
Authorised Surveyor do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured, and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries shown in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, or occupiers of land adjoining the above land, and I certify that in the said plan and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Cadastral Act of 1907".

Cyril Bennett

Made and Signed at Brisbane 30th Sept. 1953

Signature of Registrar of Titles
or of a Magistrate

A. H. Loney

I hereby certify that this plan was taken correctly and compiled from my survey as shown in black figures and given plan No. 79637B in the 3230. Brisbane as shown in brown figures herein

Cyril Bennett
Authorised Surveyor

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(Eas.)

149362⁸

68907⁸

Sub. 5.

Resub. 2

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(Eas.)

Sub. 1 of Resub. 1 of Sub. 1.

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(Eas.)

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THIS PLAN should be ROLLIED not folded. The Council of the BRISBANE CITY COUNCIL of

— FOR OFFICE USE ONLY —

OT. 658093 3175~83

79637⁸

Sub. 2 See Eas. Plan No 126415⁸

the City of Brisbane Acts 1924-1951 and ordinances thereunder the requirements of the Council, the Local Government Acts, 1936 to 1951, and the provisions have been complied with and approves this Plan of Subdivision subject to

80326

Dated this sixteenth day of March 1959.

A. H. Loney Chairman of Mayor

Deputy Town or State Clerk.

80326

vi. Latest Council Development Approval (A006738016)



**City Planning & Sustainability
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

29 May 2025

Islamic Charitable Organisation Pty Ltd
C/- Align Planning Group Pty Ltd
Suite 10, 146 Bundall Road
BUNDALL QLD 4217

ATTENTION: Stephen Northey

Application Reference: A006738016

Address of Site: 1408 BEENLEIGH RD KURABY QLD 4112

Dear Stephen

RE: Decision notice pursuant to section 83 of the *Planning Act 2016*

I am pleased to inform you that your change 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 and the previously issued package should now be disregarded.

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.

You are advised that Brisbane City Council has amended the infrastructure charges notice for transport, public parks and land for community facilities and stormwater trunk infrastructure networks. The amended infrastructure charges notice has been attached to the decision notice.

The Central SEQ Distributor Retailer Authority trading as Queensland Urban Utilities may amend the infrastructure charges notice for sewerage and water supply. An amended infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Queensland 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

Errin Xiaofang Lu
Urban Planner
Planning Services South
Phone: (07) 3403 3694
Email: Errin.Lu@brisbane.qld.gov.au
Development Services
Brisbane City Council

Decision Notice – Change Application

(Section 83 (Notice of decision) of the *Planning Act 2016*)

INTRODUCTION

This is a decision notice given for a decision for a change application pursuant to section 83 of the *Planning Act 2016*. The decision to approve the application on **29 May 2025** was made by the Principal Urban Planner as the delegate appointed by the Council to determine the application.

NATURE OF CHANGE

The Council's delegate has approved the following changes to the development approval:

- Inclusion of an additional storage room to the eastern side of the building;
- The plans and documents referred to in the approval have been updated accordingly.

APPLICATION DETAILS

Application Reference Number: A006738016
Application Made Date: 26 March 2025
Properly Made Date: 26 March 2025

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - SPA - Material Change of Use (ref DAMC334071516)
Nature Application: Development Permit
Activity: Extension and Place of Worship
Description of Proposal: Request to change the development approval under s81 of the Planning Act 2016
Stage: Extension to Place of Worship

APPLICANT DETAILS

Name of Applicant: Islamic Charitable Organisation Pty Ltd
Applicant Address: Islamic Charitable Organisation Pty Ltd
C/- Align Planning Group Pty Ltd
Suite 10, 146 Bundall Road
BUNDALL QLD 4217

SITE DETAILS

Address of Site: 12 BESLINE ST KURABY QLD 4112, 1408 BEENLEIGH RD KURABY QLD 4112, 1412 BEENLEIGH RD KURABY QLD 4112, 1414 BEENLEIGH RD KURABY QLD 4112
Real Property Description: L154 RP.99345, L1 RP.80326, L1 RP.37390, L2 RP.37390
City Plan Area Classification: CP-LR, QPP-LDR, CP-LR, QPP-LDR, CP-LR, QPP-LDR, CP-LR, QPP-LDR
Owner: The Islamic Charitable Trust Fund, Islamic Charitable Trust Fund, Islamic Charitable Trust Fund, The Islamic Charitable Trust Fund
Ward: Runcorn

TYPE OF APPROVAL

Material Change of Use – Development Permit (ref DAMC334071516)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval is taken to be the period set by the original development approval granting the development to occur. This period may be changed from time to time by subsequent activities including a negotiated decision notice, or further extension period as issued under the Act.

FURTHER DEVELOPMENT PERMITS

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

- Carry Out Building 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 form CC11018: 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

No properly made submissions were received for this change application.

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 an amended infrastructure charges notice on **29 May 2025** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A006738016
Application Made Date: 26 March 2025
Properly Made Date: 26 March 2025

APPLICANT DETAILS

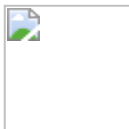
Name of Applicant: Islamic Charitable Organisation Pty Ltd
Applicant Address: Islamic Charitable Organisation Pty Ltd
C/- Align Planning Group Pty Ltd
Suite 10, 146 Bundall Road
BUNDALL QLD 4217

SITE DETAILS

Address of Site: 12 BESLINE ST KURABY QLD 4112, 1408 BEENLEIGH RD KURABY QLD 4112, 1412 BEENLEIGH RD KURABY QLD 4112, 1414 BEENLEIGH RD KURABY QLD 4112
Real Property Description: L154 RP.99345, L1 RP.80326, L1 RP.37390, L2 RP.37390
City Plan Area Classification: CP-LR,QPP-LDR, CP-LR,QPP-LDR, CP-LR,QPP-LDR, CP-LR,QPP-LDR
Owner: The Islamic Charitable Trust Fund, Islamic Charitable Trust Fund, Islamic Charitable Trust Fund, The Islamic Charitable Trust Fund
Ward: Runcorn

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.



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	12 BESLINE ST KURABY QLD 4112 1408 BEENLEIGH RD KURABY QLD 4112 1412 BEENLEIGH RD KURABY QLD 4112 1414 BEENLEIGH RD KURABY QLD 4112
Real Property Description of Site:	L154 RP.99345 L1 RP.80326 L1 RP.37390 L2 RP.37390
Aspects of development and type of approval:	DA - SPA - Material Change of Use Development Permit - Extension, Place of Worship
Council File Reference:	A006738016 Permit Reference Number/s: DAMC334071516.
Package Status:	APPROVED - Version 5 (29th of May, 2025 11:42:44 AM)
Package Generated:	29/05/2025

PROJECT TEAM

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DRAWINGS AND DOCUMENTS

The term 'drawings and documents' or similar expressions mean:

Drawing or Document	Number	Plan Date
Ground - East Wing Plan Proposed	A-211 Issue 2	20-MAR-2025 (Received)
Section - Existing and Proposed	A-401 Issue 2	20-MAR-2025 (Received)
Cover Sheet	DA-A0-000 (Issue F)	16-JAN-2020 (Received)
Existing and Demolition Site Plans	DA-A1-010 (Issue E)	16-OCT-2019
Proposed Ground Site Plan	DA-A1-030 (Issue F)	16-JAN-2020 (Received)
Proposed Level 1 Site Plan	DA-A1-031 (Issue F) (Amended In Red 13-APR-2021)	16-JAN-2020 (Received)
Proposed Roof Site Plan	DA-A1-032 (Issue F)	16-JAN-2020 (Received)
General Arrangement Plans	DA-A1-100 (Issue G) (Amended In Red 27-MAY-2025)	10-FEB-2021 (Received)
Area Plans	DA-A1-600 (Issue E) (Amended In Red 13-APR-2021)	16-OCT-2019
Area Plans	DA-A1-601 (Issue E)	01-APR-2021 (Received)
External Elevations	DA-A2-100 (Issue G)	16-JAN-2020 (Received)
External Elevations	DA-A2-101 (Issue F)	16-OCT-2019
Road Widening Plan	Sketch No 1	23-NOV-2017
Elevations for Existing House on 12 Besline street	0012502 (Amended In Red 23-NOV-2017)	03-SEP-2016
Floor Plan For Existing House on 12 Besline Street	0012502 (Amended In Red 23-NOV-2017)	03-SEP-2016

Advice

Please see the attached document(s) for any advices.

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Extension Place of Worship
Stage:	Extension to Place of Worship

General/Planning Requirements

	Timing
1) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site. Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.	While site/operational/building work is occurring
2) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained
3) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
4) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained
5) Limits of Ancillary Uses 1. This development approval is limited to the activities listed below: a) Office b) Kitchen c) Meeting room d) Reception e) Community Courtyard f) Covered walkway g) Shoe store h) Storage area(s)/Store i) Manse (Priest House) j) Multi-purpose rooms are be used for activities ancillary to the Place of Worship including meeting rooms or emergency accommodation;	At all times

2. All the above are to be ancillary and subordinate to the existing Place of Worship (Mosque) onsite; 3. The Storage area(s)/Store as shown on the approved plans are to be used for storage associated with the approved uses on the site; and 4. The Multi- purpose rooms when used for emergency accommodation purposes is to be used by one family unit and for no more than 2 consecutive days at all times.	
6) Maintain Fencing Maintain or provide a good neighbour fencing along the common boundaries with all adjoining residential properties that are not part of the Place of Worship unless agreed to in writing by the adjoining neighbour, except where the acoustic fence is proposed on the eastern side boundary to 1416 Beenleigh Rd Kuraby (L3 RP37390) as indicated on the approved plans. Note This condition is imposed to ensure a 'good neighbour fence' has been provided/ maintained to all residential properties and replaces an earlier requirement for an acoustic barrier except where an acoustic fence is proposed on the eastern side boundary to 1416 Beenleigh Rd Kuraby (L3 RP37390) as indicated on the approved plans. ⬆️ This condition is taken to be satisfied where the existing fence is maintained in a good condition or as agreed to in writing by the adjoining neighbour. Your legal rights concerning a fence between your neighbour's and your land are covered by The <u>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</u>.	At all times
7) Hours of Operation of the Development Limit the hours of use of the buildings/ and or structures as shown on the approved plans of layout as follows: a) 2pm to 4pm for the 'Office' and 'Reception' daily; b) 7am to 9pm for the 'Community Courtyard Area' daily; c) 7am to 9pm for the 'Multi- purpose rooms' other than where used for residential purposes (emergency accommodation) daily; d) 7am to 9pm for the 'Kitchen' area daily; and e) At all times (24 hours), 7 days of a week for 'Storage' or 'Store'. The car park security gate indicated on the approved drawings and documents is to remain open during hours of operation.	To be maintained
8) Restriction to Vehicular Access Vehicle access to the approved development must be in accordance with the approved DRAWINGS AND DOCUMENTS. No vehicular access is permitted via Beenleigh Road.	To be maintained

Architecture

	Timing
9) External Details	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to

Construct and maintain external details of the building(s) in accordance with the approved DRAWINGS AND DOCUMENTS.	commencement of use, whichever comes first, and then to be maintained
9(a) Submit External Details	
Submit for the approval of Development Services, further details of the building, facade treatment and external materials, colours and finishes consistent with the approved DRAWINGS AND DOCUMENTS.	As indicated
Timing: Prior to building work above ground level commencing.	
9(b) Implement Approved External Details	
Carry out the approved external details treatment in accordance with approved drawings.	As indicated
Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained.	

Landscape Architecture and Open Space Planning

	Timing
10) Retain and Protect Existing Street Tree(s) Identify, retain and protect the existing street trees unless otherwise agreed in writing with Asset Services. Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from Asset Services. 10(a) Implement Protection Measures Install tree protection measures in accordance with Australian Standard - AS4970 Retention of Trees on Development Site. There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s). ↑Asset Services approval is required for any works within the drip line of the tree including construction of new crossovers. Note: If fencing is proposed to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services. Timing: Prior to site / operational / building work occurring 10(b) Maintain Protection Measures Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use. Timing: While to site / operational / building work is occurring	While site/operational/building work is occurring As indicated As indicated
11) Landscape the Site - Self Certification Landscape the site in accordance with approved Site Plan, Drawing No. DA-A1-030/F Received 16/01/2020 and the requirements of this condition. 11(a) Landscape Plan for Self Certification	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained As indicated

Prepare a detailed Landscape Plan at a scale of 1:100 for all on-site landscape works identified on the approved plans. The plan must be prepared by a registered Landscape Architect and must comply with the relevant Brisbane Planning Scheme Code. The plan must be certified by the registered Landscape Architect using Brisbane City Council Form CC10616 - Landscape Design Certification and the form must be submitted to Development Services.

In addition to the requirements listed above, the plan must include the following:

Planting

- Provide landscaping to areas identified on approved plans. Landscaping to side boundaries is to consist of screening trees and shrubs
- Provide a minimum 1.5m wide landscape buffer to the site frontage planted with low shrubs/ groundcovers and shade trees

Amenity

- Ensure appropriate measures are taken to allow the healthy retention of existing vegetation where this is situated outside the building footprint
- Trees required to be retained are documented, protected and integrated into the landscape design in accordance with Australian Standard - AS4970 Protection of trees on development sites
- Fences and retaining walls must not exceed 2.0 metres in height from ground level unless stepped back and planted
- Hard surfaces must grade to landscaped areas

Specifications

- Provide mulch and soil to meet Australian Standards
- Ensure that soil media is ameliorated to increase its water-holding abilities

Timing: Prior to building work above ground level commencing

11(b) Implement Certified Landscape Plan

Carry out the landscaping work in accordance with the above certified detailed Landscape Plan.

As indicated

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first

11(c) Certify Work

On completion of the landscaping work, submit to Development Services Brisbane City Council Form CC10613 - Landscape Works Certificate prepared by a registered Landscape Architect or licensed Landscape Contractor to certify the completed landscaping work complies with the certified detailed Landscape Plan.

As indicated

Note: A copy of the as-constructed detailed Landscape Plan must accompany the completed Landscape Works Certificate.

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.

11(d) Maintain Landscape Work

Maintain the landscape work generally in accordance with the certified detailed Landscape Plan.

As indicated

Timing: To be maintained

	Timing
12) Plant and Equipment Certification Submit to Development Services certification that the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation and refrigeration equipment and heat pump hot water systems), is adequately noise-attenuated and is in accordance with the criteria of the relevant Brisbane Planning Scheme Codes.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
13) Amplified Music Restriction No amplified music and/or the use of any speakers use on the site is to be audible from outside the subject site so as to cause a nuisance to sensitive uses.	To be maintained
14) Acoustic Barrier - General Erect or maintain a 2m high acoustic barrier, (relative to the finished RL of the building pad) along the eastern boundary of the site with 1416 Beenleigh Rd Kuraby (L3 RP37390) as indicated on the approved plans. The acoustic barrier must: - Be constructed of a material with a minimum surface area density of 10kg/m² - Be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick, concrete or a combination thereof - Have returns at any opening or provide some other means of blocking line of site from source to receiver such that the effectiveness of the barrier is not reduced - Be continuous and gap free. 14(a) Certification Submit to Development Services certification from an appropriately qualified professional that the constructed acoustic barrier complies with the above requirements.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

	Timing
15) On-site Erosion (low risk) Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times by implementing best industry practice for sediment and erosion control. Note: Guidelines and factsheets to assist with this are available from the 'Healthy Waterways – Water by Design' website at http://hlw.org.au/initiatives/esc/house-sites Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
16) Information Signage Erect an "Information Sign" on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:	As indicated

- a) The sign should provide a brief description of the development proposed;
 b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:

Developer;
 Project Coordinator;
 Architect/Building Designer;
 Builder;
 Civil Engineer;
 Civil Contractor/s; and
 Landscape Architect;

- c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;
 d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;
 e) The maximum area of the sign is to be 2.0m²;
 f) The sign is to be positioned as follows:

located centrally along the site frontage to Beenleigh Road;
 located on or within 1.5 metres of the road frontage;
 mounted at least 300 millimetres above ground level; and
 clearly visible from the street for a pedestrian;

- g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;
 h) The sign is to be non-illuminated; and
 i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;

Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.

17) Construction Management Plan - Major

Carry out development in accordance with a Construction Management Plan prepared in accordance with the requirements of this condition.

While site/operational/building work is occurring

17(a) Submit Construction Management Plan

As indicated

Submit for the approval of Development Services a Construction Management Plan for the demolition (where in a Centre zone, the Mixed use zone or where the demolition is otherwise assessable development), excavation and construction phases of the approved development. Separate Construction Management Plans may be appropriate for the individual components. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes, Workplace Health and Safety Legislation, Environmental Protection Act, the requirements of any Concurrence Agency, any other relevant legislative requirements and the following.

The Construction Management Plan must be supported by Permits or written approvals from the relevant Council sections or other body listed below (where applicable to the Plan) to ensure all potential impacts to Council and other infrastructure have been addressed:

- (i) Work Zones / Temporary Road Closures / Taxi Ranks - (Congestion Reduction Unit, Planned Incident Management / Temporary Road Closures);
 (ii) Full/Partial Footway-Footpath Closures – (Brisbane Infrastructure – Congestion Reduction Unit);

- (iii) Street Lighting - (Brisbane Infrastructure - Asset Services-City Lighting);
- (iv) City Cycle bike stations and JCDecaux Advertising Signage (including obstruction to sight lines for such advertising - owned by JCDecaux)- (Brisbane Infrastructure - Transport Planning and Strategy, Contract Management section);
- (v) Street Furniture (excluding bus stops) - (Brisbane Infrastructure, Transport Network Operations, Roads and Drainage);
- (vi) Waste Bins - (Brisbane Infrastructure, Waste Service);
- (vii) Bus Stops/Shelters - (Brisbane infrastructure - Transport Planning and Strategy-Strategic Planning; and Brisbane Transport - Network Planning & Bus Operations);
- (viii) Street Trees - (Brisbane Infrastructure - Asset Services - Arboriculture);
- (ix) Parking Meters/Spaces - (Brisbane Infrastructure - City Parking);
- (x) Traffic Signals - (Brisbane Infrastructure - Traffic Signals Operations);
- (xi) Stormwater Gullies/Pits etc - (Brisbane Infrastructure - Roads and Drainage);
- (xii) Other service providers - (e.g. Energex, Telstra, Optus, Queensland Urban Utilities, AGL);
- (xiii) Erect Scaffolding/Hoarding Permit, (Queen Street Mall, Reddacliff Place, Chinatown Mall and Brunswick Street Mall) - (City Planning and Sustainability – City Malls Management, City Planning and Economic Development);
- (xiv) Vehicle Access Permits, (Queen Street Mall, Reddacliff Place, Chinatown Mall and Brunswick Street Mall) - (City Planning and Sustainability - City Malls Management, City Planning and Economic Development).

The construction management plan must address the following:

- (i) Provision for pedestrian management including alternative pedestrian routes, past or around the site;
- (ii) Location of and impacts on any Council or other authority's assets on or external to the site;
- (iii) Temporary vehicular access points and frequency of use;
- (iv) Provision for loading and unloading materials including the location of any remote loading sites;
- (v) Location of materials, structures, plant and equipment to be stored or placed on the construction site;
- (vi) How materials are to be loaded/unloaded and potential impacts on existing street trees;
- (vii) Location of proposed external hoardings and gantries, (with clearances to street furniture and other footpath assets, (e.g. CityCycle bike stations);
- (viii) Employee and visitor parking areas (if provided);
- (ix) Anticipated staging, programming;
- (x) Provision for fire exit routes for other uses on the subject or adjoining sites;
- (xi) Notify Development Services of construction considered necessary to be conducted out of normal business hours (where normal hours are defined as Monday to Saturday between 6:30am and 6:30pm excluding public holidays).
- (xii) The details identified in (xi) above must be accompanied by a consultation strategy for seeking, recording and addressing the impacts of dust, noise and vibration upon adjoining and nearby properties.

Notes:

- Approval for footpath closures and/or temporary vehicle access will only be considered where it can be demonstrated that no other reasonable alternative can be provided due to site constraints and that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are not compromised.

- Proposed arrangements utilising any part of the road reserve for construction related activities, for example, on-street work zones, overhead gantries, or where paid parking spaces are impacted upon or pedestrian diversions proposed are subject to separate application fees and rental fees.
- The approved Construction Management Plan will not allow the carrying out of specific work activities for any phase of construction outside of normal hours.

Timing: Prior to site/operational/building work commencing.

17(b) Construction Management Plan - Pre- Start Meeting

Arrange and attend a pre-start meeting with Development Services.

As indicated

Timing: Prior to site/operational/building work commencing.

17(c) Construction Management Plan - Associated Activities in Road Reserve

Obtain relevant approvals to carry out any works required by the approved Construction Management Plan, including the following, within the road reserve:

- Temporary lane closures;
- Restricted work zones (subject to relaxation of clearway hours and resolution of alternative kerb side allocation including bus zones);
- Overcoming clearway restrictions;
- Gantry erection.

As indicated

Notes:

- Applications will be assessed on the basis of road and footpath network operating conditions prevailing at the time. Council will consider impacts of other construction works or events that occur during the life of the permit.
- All fees must be paid in full prior to any permit being granted by Council. Council may revoke any permits at any time for non-compliance with requirements or if it considers that safety, capacity and /or operation of public transport, vehicle and pedestrian traffic are likely to be compromised during the construction phase.

Timing: Prior to site/operational/building work commencing.

17(d) Construction Management Plan - Documentation on Site

Legible copies of the approved Construction Management Plan and current permits must be kept on site and be made available on request at all times.

As indicated

Timing: While site/operational/building work is occurring

17(e) Construction Management Plan - Works to be Performed Out of Hours

Obtain approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.

As indicated

Timing: Prior to site/operational/building work commencing.

17(f) Implement Approved Construction Management Plan

Carry out the development in accordance with the approved Construction Management Plan.

As indicated

Timing: While site/operational/building work is occurring.

18) Protect Existing Infrastructure

Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.

While site/operational/building work is occurring

18(a) As Constructed Drawings

Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland.

As indicated

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).

18(b) Submit Certification

Where alterations to existing infrastructure are required, submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.

As indicated

Timing: ⬆Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).

19) Filling and / or Excavation (Minor)

Filling and/or excavation works on the site must be in accordance with the relevant Brisbane Planning Scheme Codes.

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

19(a) Prepare Earthworks Drawings

As indicated

Earthworks drawings must be prepared and certified by either: a Registered Professional Engineer Queensland or a suitably qualified geotechnical and structural consultant, in accordance with the relevant Brisbane Planning Scheme Codes.

The drawings must include the following:

- maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary
- preservation of all drainage structures from the effects of structural loading generated by the earthworks
- protection of adjoining properties and roads from ponding or nuisance from stormwater.

Timing: Prior to site/operational/building work commencing

Note: The Earthworks drawings are not required to be submitted for Council approval.

19(b) Implement and Maintain the Earthworks Carry out and maintain the earthworks in accordance with the certified drawings. Note: A copy of the certified Earthworks Drawings must be available on-site for inspection by Council Officers during these works. Timing: ▲Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
20) Repair Damage to Kerb, Footpath Or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development. 20(a) Interim Repairs If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Asset Services. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). Timing: While site / operational / building works is occurring	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated
21) Remove Redundant Drainage Outlets Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
22) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking Construct access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following: i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a Van and for the loading and unloading of vehicles.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

iii. Parking on the site for twenty-four (24) permanent car spaces outside of the future road widening area, of which one of these parking spaces is for people with disabilities, and eleven (11) temporary parking bays in the future road widening area, and for the loading and unloading of vehicles within the site iv. Provide 33 secure bicycle parking spaces. v. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vi. The internal paved areas must be signed and delineated in accordance with the approved drawings and Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads - Transport Operations (Road Use Management) Act 1995. vii. The area of future road widening indicated on the approved drawings and documents must be visually delineated from the permanent car park via a differentiating surface treatment. viii. Weatherproof signage indicating car parking in the future road widening is temporary only is to be erected and maintained until such time as the road widening is enacted. The signage must be legible from the Jacob Lane and Beenleigh Road frontages of the site.	
23) Refuse Collection - Kerb Side (external road or internal private road) Refuse and recycling bins for the proposed development must be collected from the kerb side unless alternative refuse collection arrangements are made with Brisbane City Council's Waste Services.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
24) Future Road Widening The proposed development must not prejudice the future road reserve widening along the Beenleigh Road frontage of the site by keeping the area clear of new permanent structures other than the areas shown on the approved plan. The extent of the land to be set aside for a future road reserve widening is set out on the Road Widening Plan, Sketch No 1 dated 23 November 2017 forming part of the approved drawings and documents.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
25) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater as a result of the works. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
26) On Site Drainage - Minor Provide a stormwater connection to all existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to the kerb and channel on Jacob Lane. Note: Existing points of stormwater discharge, for the full site, to the road network are to be upgraded to standard kerb adaptors Refer to Brisbane Standard Drawings Numbers: BSD-8113, BSD-8114 & BSD-8115 Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

Policies 26(a) Submit As Constructed Drawings Where reconfiguring a lot, submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation of the plan of subdivision 26(b) Submit Certification Where reconfiguring a lot, submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with this condition. Timing: Prior to Council's notation of the plan of subdivision	As indicated As indicated
27) Redundant Crossover Remove the redundant existing vehicle crossings on the Beenleigh Road frontage of the site at properties currently described as 1412 Beenleigh Rd (Lot 1 on RP37390) and 1414 Beenleigh Rd (Lot 2 on RP37390) and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to issue of Certificate of Classification/Final Inspection ▲Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
28) Permanent Vehicle Crossover Provide two 3.50 metre wide (entry & exit) residential vehicle crossovers to the Jacob Lane (Beenleigh Street) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Written consent must be obtained from BCC – Field Services, Asset Services Arborist prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning and excavation within the root zone/ canopy of the tree) At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained. Note: The exit crossover splay is to have an appropriate horizontal clearance with the existing gully pit on Jacob Lane. Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
29) Construction Noise and Dust Emissions Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time.	As indicated

2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	
30) Plumbing and Drainage Work Pursuant to the Plumbing and Drainage Act 2002, any plumbing and drainage work must be carried out in compliance with the Standard Plumbing and Drainage Regulation. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.	As indicated
31) Advice Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.	As indicated
32) Equitable Access Provision must be made for equitable access for persons with disabilities to and within the site in accordance with the Queensland Anti- Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4, Australian Standard for Access and Mobility and the National Construction Code.	As indicated
33) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 19 of the <i>Sustainable Planning Regulation 2009</i> (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	As indicated
34) Damage to Trees on Adjoining Lots Please note that any damage caused to vegetation on adjoining lots as a result of exercising this development approval may result in civil action.	As indicated

35) Fire Ant Movement Controls

To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Breaches of these controls can potentially ⬆️ impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.

If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries)

As indicated

36) Treatment of Asbestos

Disposal, handling, removal and restoration of any building materials containing asbestos shall be in accordance with the *Workplace Health and Safety Regulations 1989*.

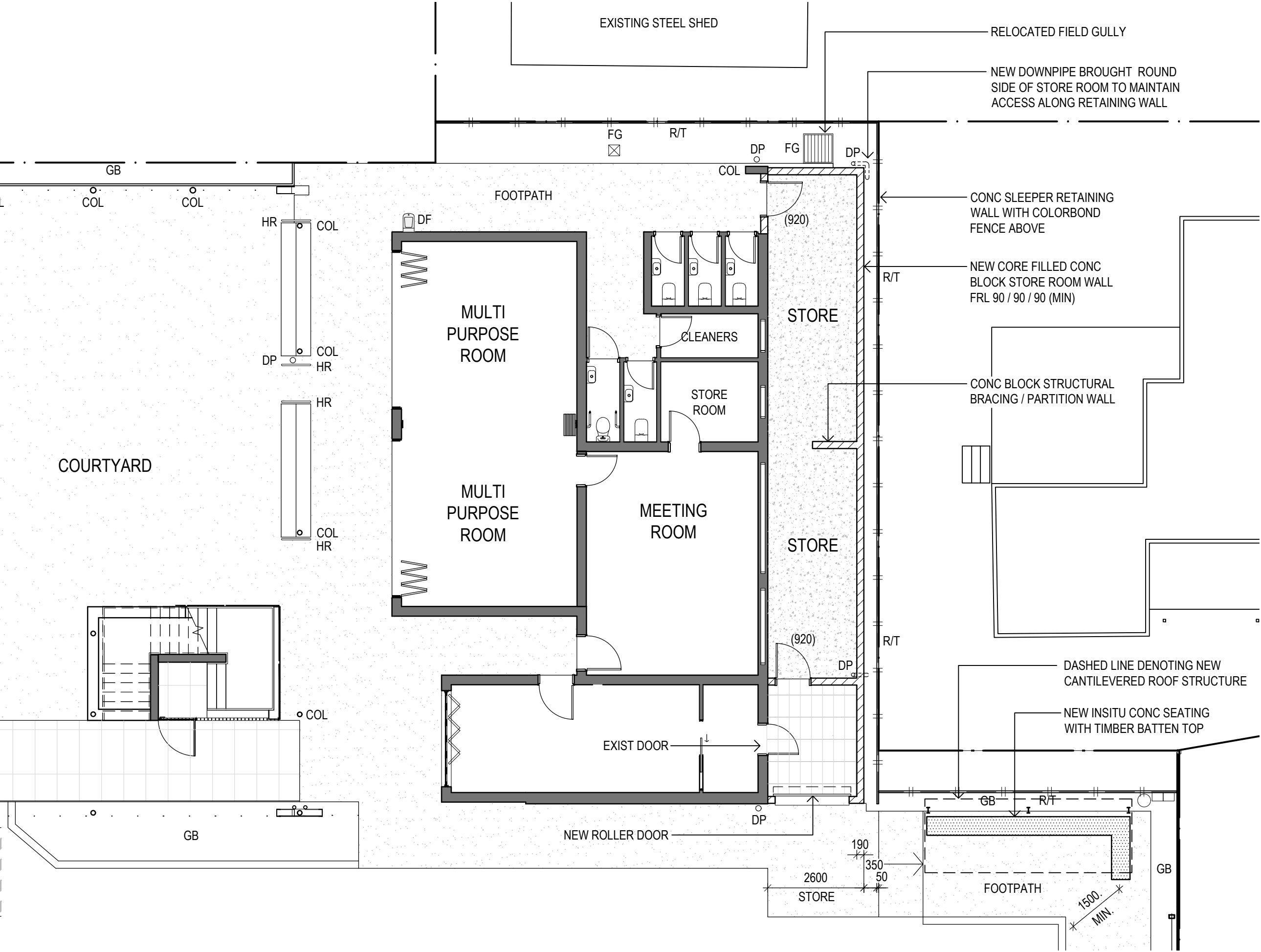
Disposal of asbestos may constitute a Schedule 2 - Notifiable Activity under the *Environmental Protection Act 1994*. Under this *Act*, landowners must inform the Department of Environment and Heritage Protection (EHP) that land has been or is being used for a notifiable activity. Prior approval from the Department of Environment and Heritage Protection may be required, as determined by the Agency.

The developer / site owner shall contact the EHP for advice, prior to commencing building work on the site.

As indicated

**** End of Package ****

vii. Latest Stamped Approved Plans (A006738016)



LEGEND	
	SURFACES - CONCRETE
	WALL - BLOCK
COL	COLUMN
DF	DRINK FOUNTAIN
DP	DOWNPIPE
FG	FIELD GULLY
GB	GARDEN BED
R/T	CONC SLEEPER RETAINING WALL

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 29/05/2025

THIS APPROVAL SHOULD NOT BE
TAKEN TO CONSTITUTE PERMISSION
TO ENTER NEIGHBOURING
PROPERTIES TO CONSTRUCT
(INCLUDING ASSOCIATED WORKS
SUCH AS DRAINAGE AND EXCAVATION)
ANY BUILT TO BOUNDARY WALL OR
FENCES. PERMISSION MUST BE
OBTAINED FROM RELEVANT
PROPERTY OWNERS.

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
**KURABY
MOSQUE**

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**



SCALE:
1:100@A3
DATE:
11 MAR 2025

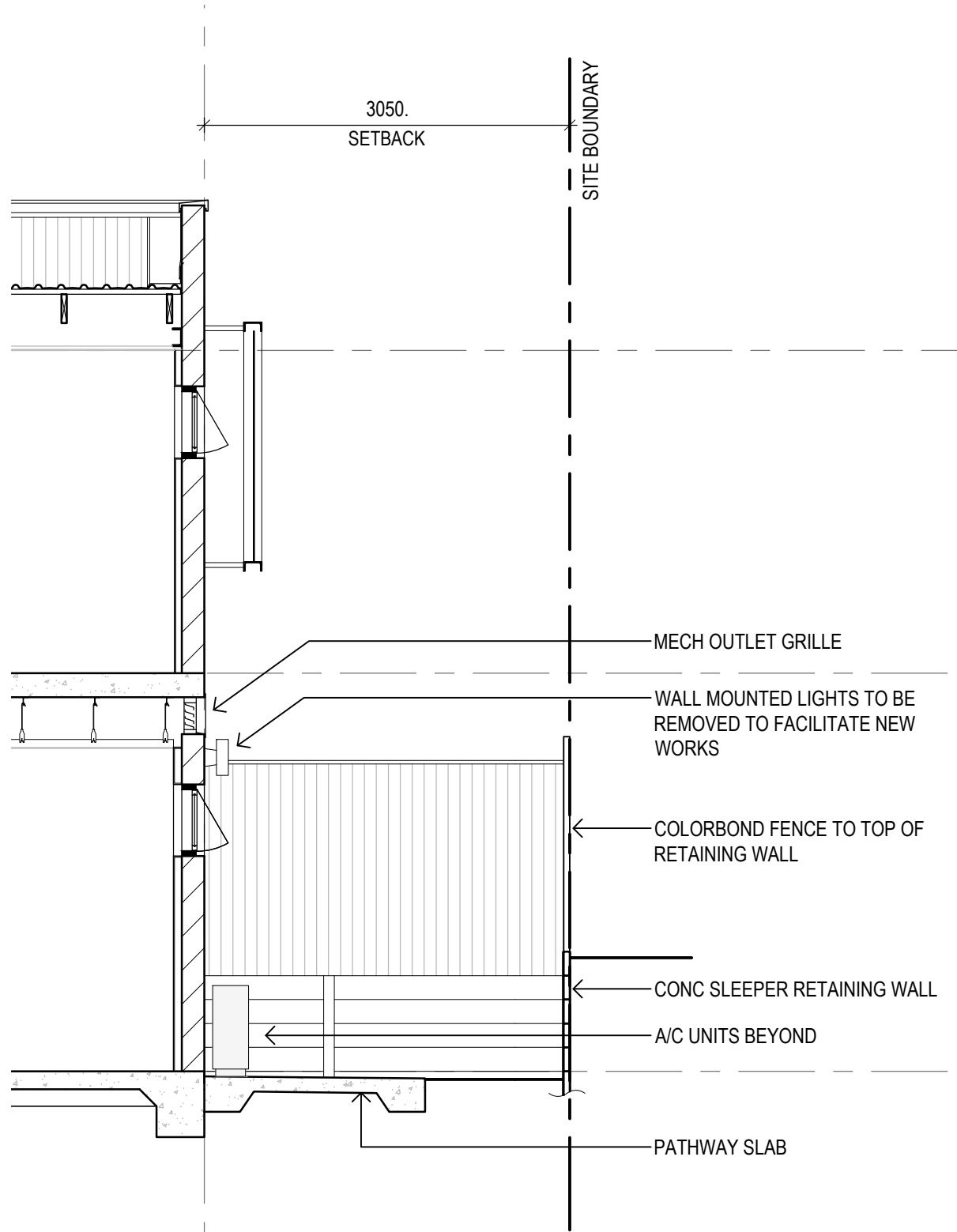
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**GROUND
EAST WING PLAN
PROPOSED**

**BCC DS
LODGED**
20/03/2025
APPLICATION REF
A006738016

PURPOSE:
CONCEPT
PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-211 (2)

Issued: 25/05/2018

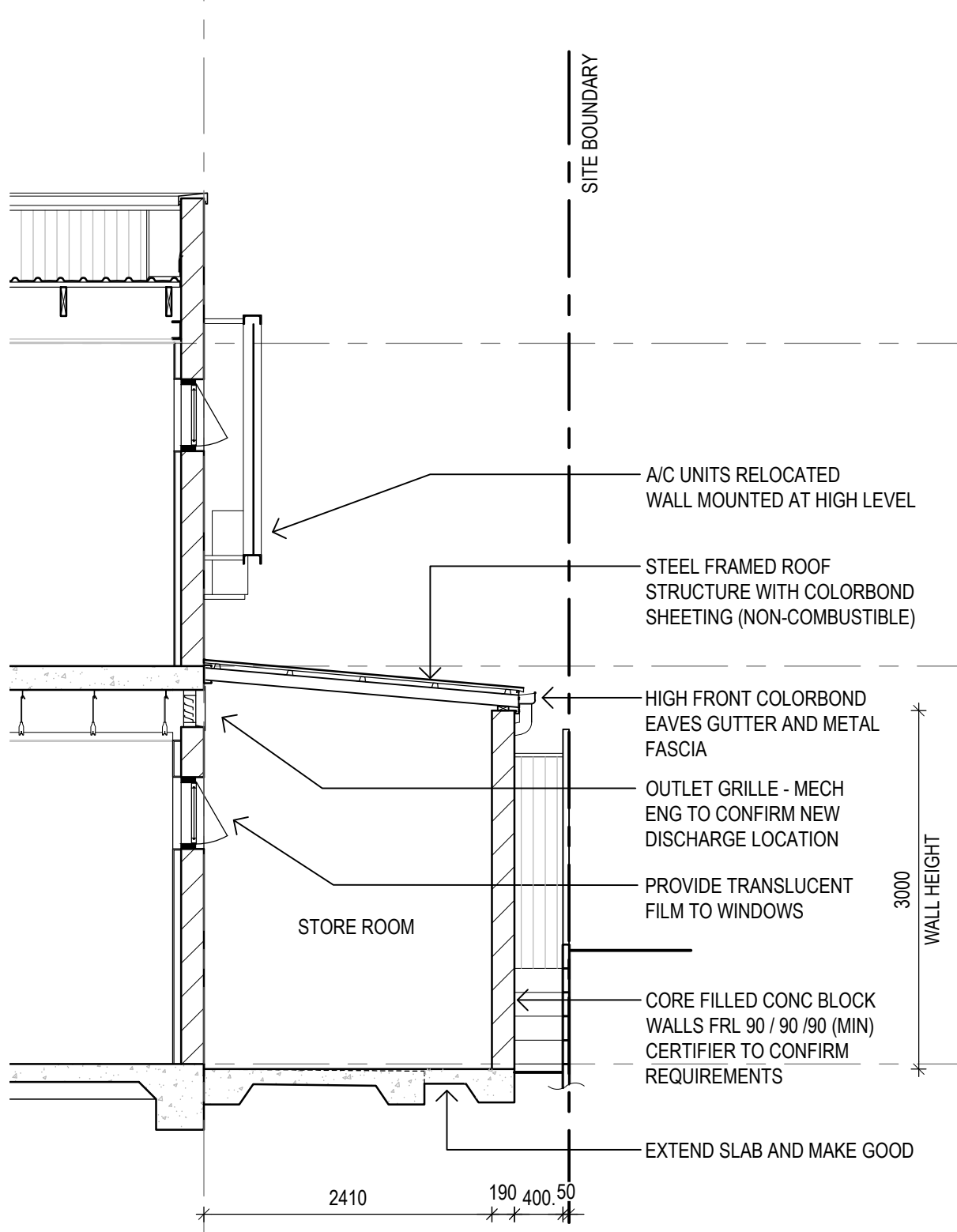
Minor change: 29/05/2025



1

SECTION EXISTING

SCALE 1:100



2

SECTION PROPOSED

SCALE 1:50

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CLIENT:
**KURABY
MOSQUE**

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**



SCALE:
1:50@A3
DATE:
11 MAR 2025

THIS DRAWING:

**SECTION
EXISTING AND PROPOSED**

**BCC DS
LODGED**
20/03/2025
APPLICATION REF
A006738016

PURPOSE:
CONCEPT

PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-401 (2)

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018
Other change: 14/02/2020

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018
Minor change: 15/04/2021

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018
Minor change: 29/05/2025



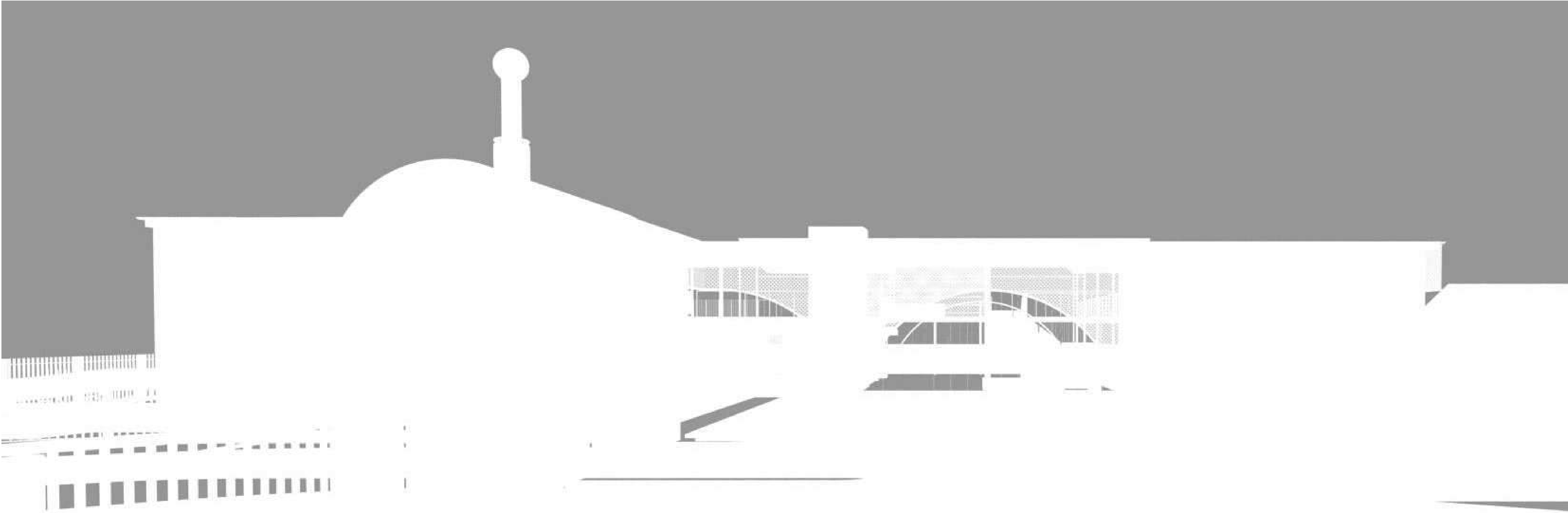
Integrated perspective

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NOTES
Contractors are to verify all dimensions on site before commencing any work or producing shop drawings.
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01.09.19	REVISED DA - DRAFT	D
16.10.19	REVISED DA	E
20.01.15	REVISED DA	F



KURABY MOSQUE
1408 BEENLEIGH ROAD, KURABY

Received
16/01/2020
BCC DS

CLIENT
KURABY MOSQUE

PROJECT
KURABY MOSQUE
1408 BEENLEIGH ROAD, KURABY

DRAWING
COVER SHEET

JOB NUMBER	DESIGN	DRAWN	CHECKED
18-0008	SP	SF	
SCALE	DATE CREATED	NORTH	
1 : 5@A1 @A3	18.06.19		

DRAWING NUMBER	ISSUE
DA-A0-000	F
ISSUED FOR	
INFORMATION	

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DEVELOPMENT APPROVAL

Issued: 25/05/2018

Other change: 14/02/2020

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

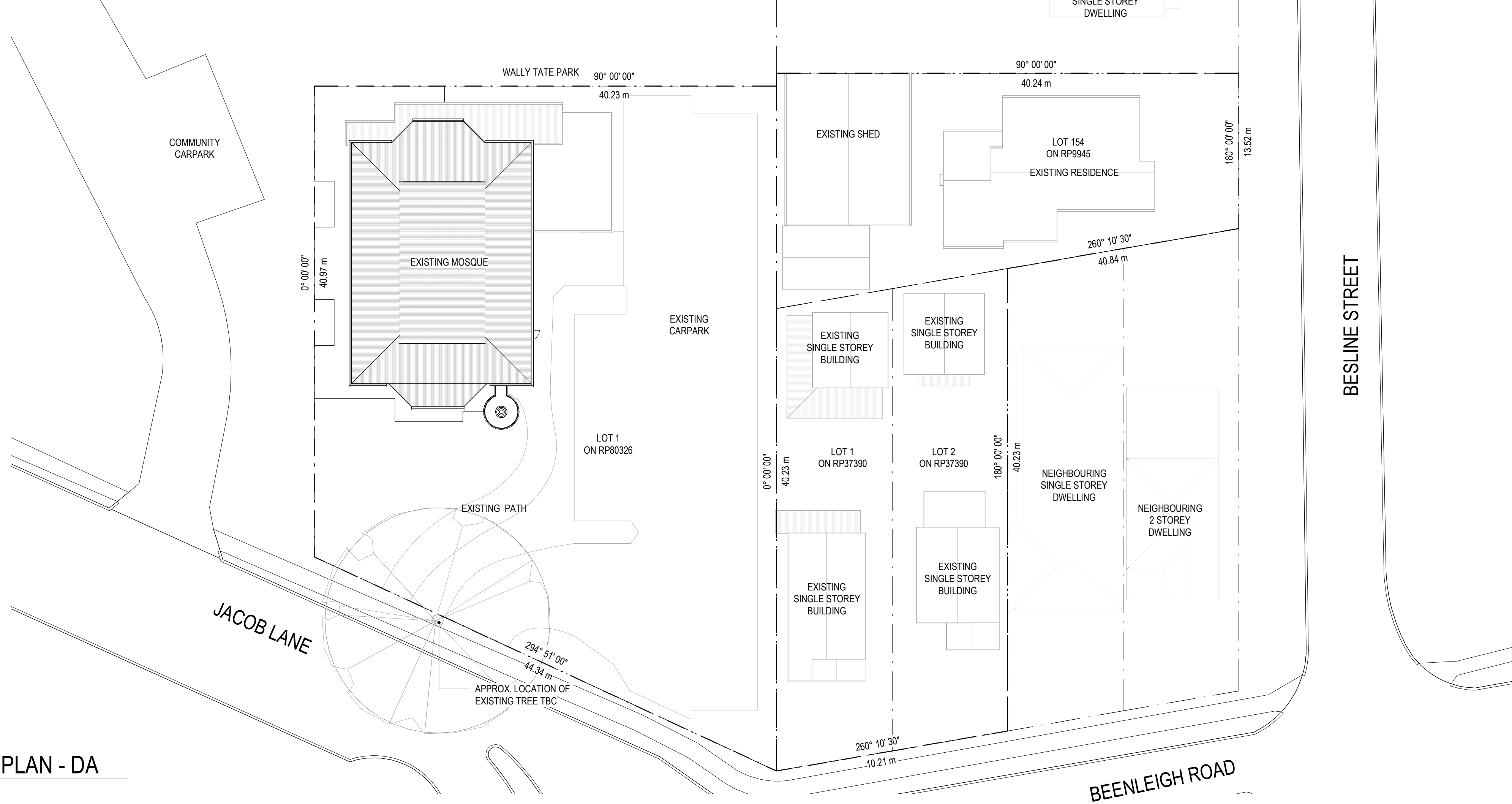
Issued: 25/05/2018

Minor change: 15/04/2021

PLANS AND DOCUMENTS
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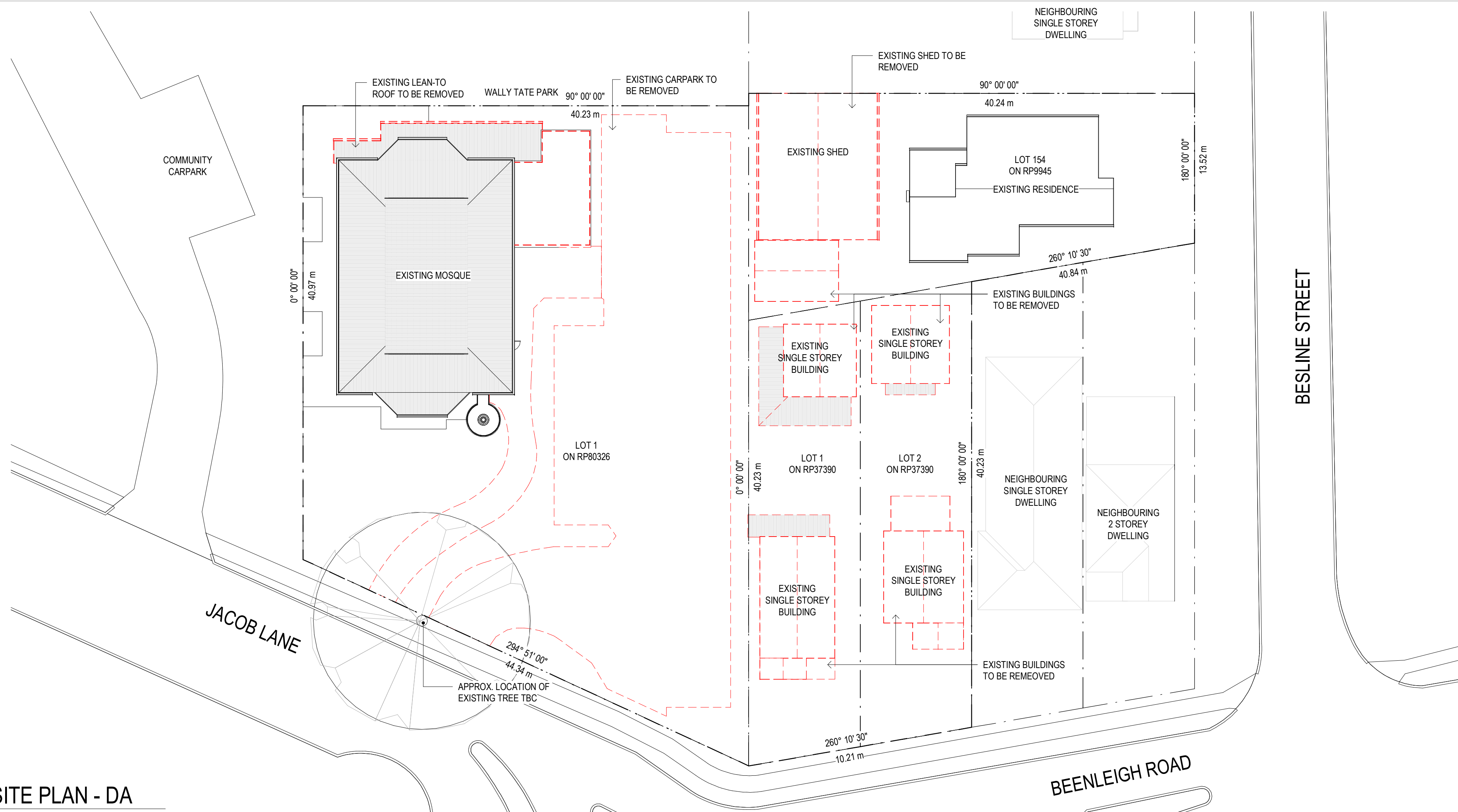
Issued: 25/05/2018

Minor change: 29/05/2025



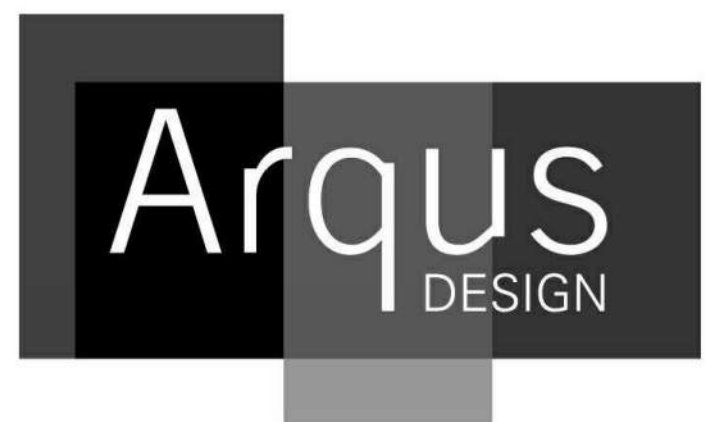
1 EXISTING SITE PLAN - DA

1 : 250



2 DEMOLISHED SITE PLAN - DA

1 : 250



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01.09.19	REVISED DA - DRAFT	D
16.10.19	REVISED DA	E

Received

16/01/2020

BCC DS

CLIENT

KURABY MOSQUE

PROJECT

KURABY MOSQUE

1408 BEENLEIGH ROAD, KURABY

DRAWING

EXISTING & DEMOLITION SITE PLANS

JOB NUMBER DESIGN DRAWN CHECKED
18-0008 SP SF

SCALE DATE CREATED NORTH
1: @A1 18.06.19
250 @A3

DRAWING NUMBER

DA-A1-010

ISSUED FOR

INFORMATION

15/01/2020 5:30:26 PM

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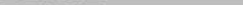
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16/01/2020
BCC DS

PROJECT 

KURABY MOSQUE

1408 BEENLEIGH ROAD, KURABY

JOB NUMBER DESIGN DRAWN CHECKED
 18-0008 SP SF
 SCALE DATE CREATED NORTH
 1 : @A1 18.06.19
 200 @A3

INFORMATION



PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018

Other change: 14/02/2020

AMENDED IN RED

13/04/2021

PLANS AND DOCUMENTS
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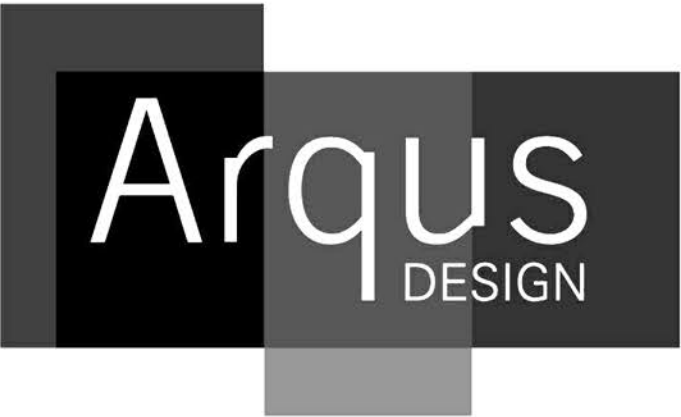
Issued: 25/05/2018

Minor change: 15/04/2021

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 29/05/2025



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16.10.19	REVISED DA	E
20.01.15	REVISED DA	F

Received

16/01/2020

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CLIENT

KURABY MOSQUE

PROJECT

KURABY MOSQUE

1408 BEENLEIGH ROAD, KURABY

DRAWING

PROPOSED LEVEL 1 SITE PLAN

JOB NUMBER DESIGN DRAWN CHECKED

18-0008 SP SF

SCALE DATE CREATED NORTH

1: @A1 18.06.19

200 @A3

DRAWING NUMBER ISSUE

DA-A1-031 F

ISSUED FOR

INFORMATION



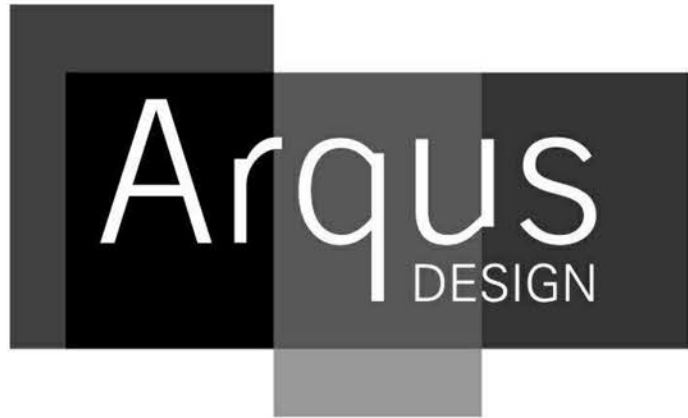
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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Issued: 25/05/2018
Other change: 14/02/2020

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Issued: 25/05/2018
Minor change: 15/04/2021

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Issued: 25/05/2018
Minor change: 29/05/2025



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16.10.19	REVISED DA	E
20.01.15	REVISED DA	F



Received
16/01/2020
BCC DS

CLIENT
KURABY MOSQUE

PROJECT
KURABY MOSQUE
1408 BEENLEIGH ROAD, KURABY

DRAWING
PROPOSED ROOF SITE PLAN

JOB NUMBER DESIGN DRAWN CHECKED
18-0008 SP SF

SCALE DATE CREATED NORTH
1: @A1 18.06.19
200 @A3

DRAWING NUMBER ISSUE
DA-A1-032 F
ISSUED FOR 15/01/2020 4:28:51 PM

INFORMATION

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10/02/2021

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 15/04/2021

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 29/05/2025

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DESIGN

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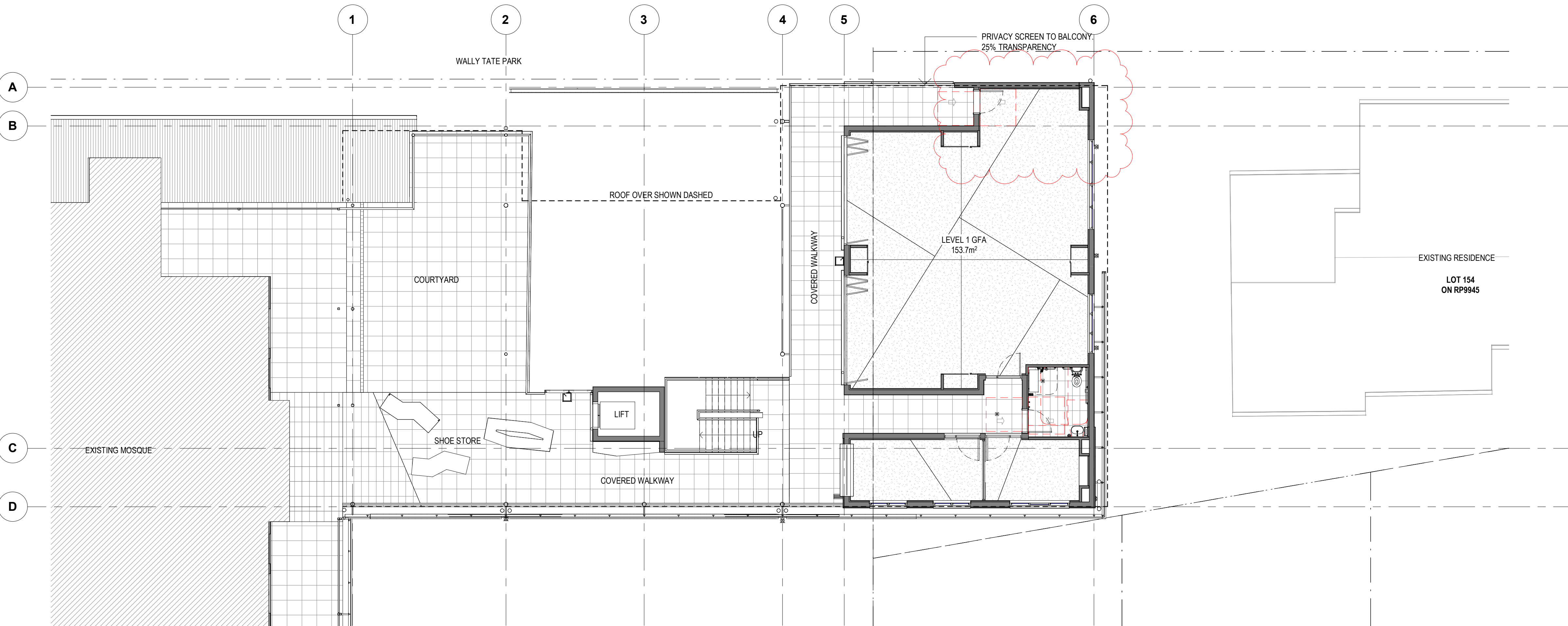
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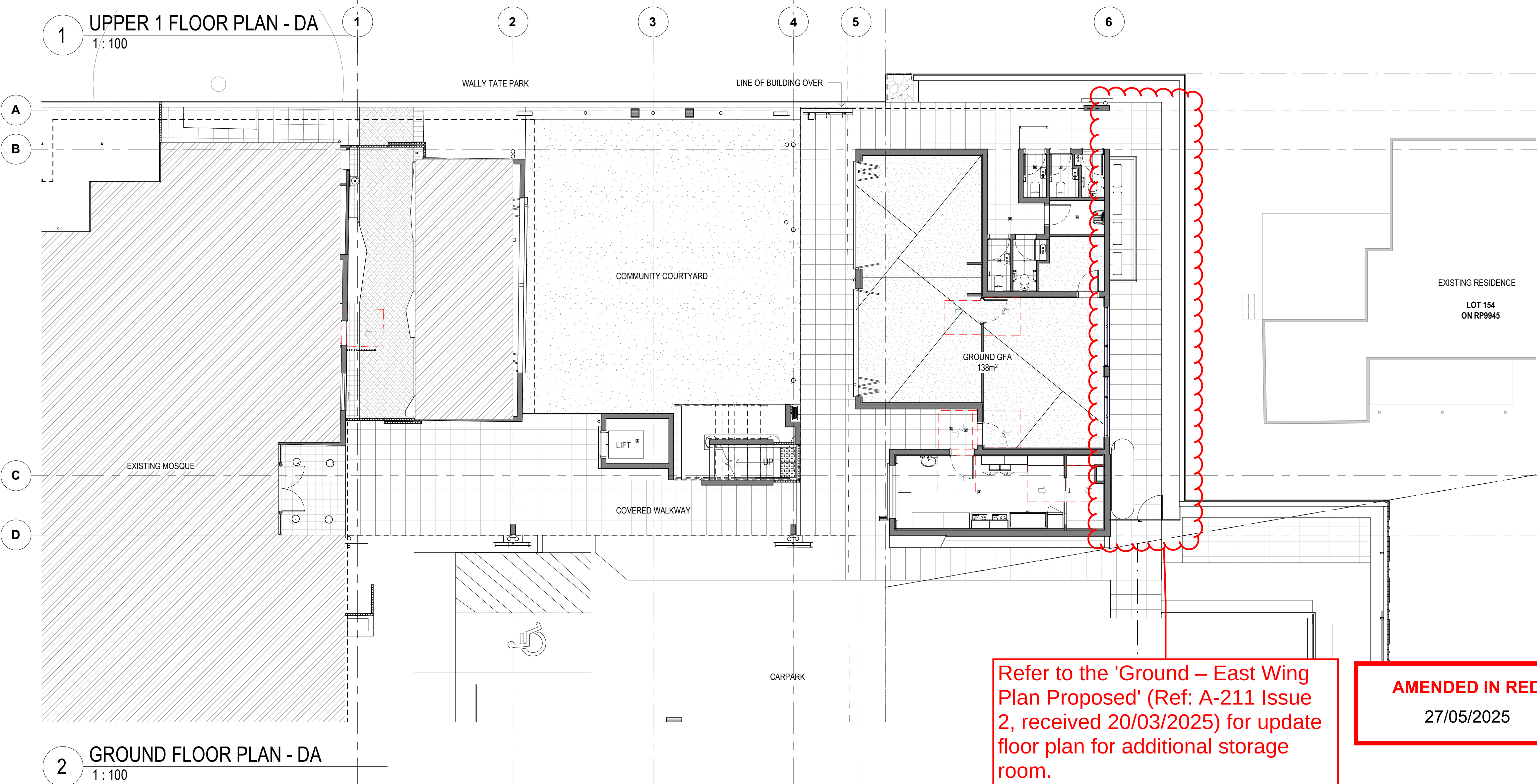
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16.10.19	REVISED DA	E
20.01.15	REVISED DA	F
27.01.21	DA ISSUE	G



1 UPPER 1 FLOOR PLAN - DA
1: 100



2 GROUND FLOOR PLAN - DA
1: 100

Refer to the 'Ground – East Wing
Plan Proposed' (Ref: A-211 Issue
2, received 20/03/2025) for update
floor plan for additional storage
room.

AMENDED IN RED
27/05/2025

CLIENT

ISLAMIC
CHARITABLE
ORGANISATION
PTY LTD
PROJECT

KURABY MOSQUE

1408 BEENLEIGH ROAD, KURABY

DRAWING

GENERAL ARRANGEMENT PLANS

JOB NUMBER DESIGN DRAWN CHECKED

18-0008 SP

SCALE DATE CREATED NORTH

1: @A1 18.06.19
100 @A3

DRAWING NUMBER

DA-A1-100

ISSUED FOR

INFORMATION

27/01/2021 5:50:13 PM

ISSUE

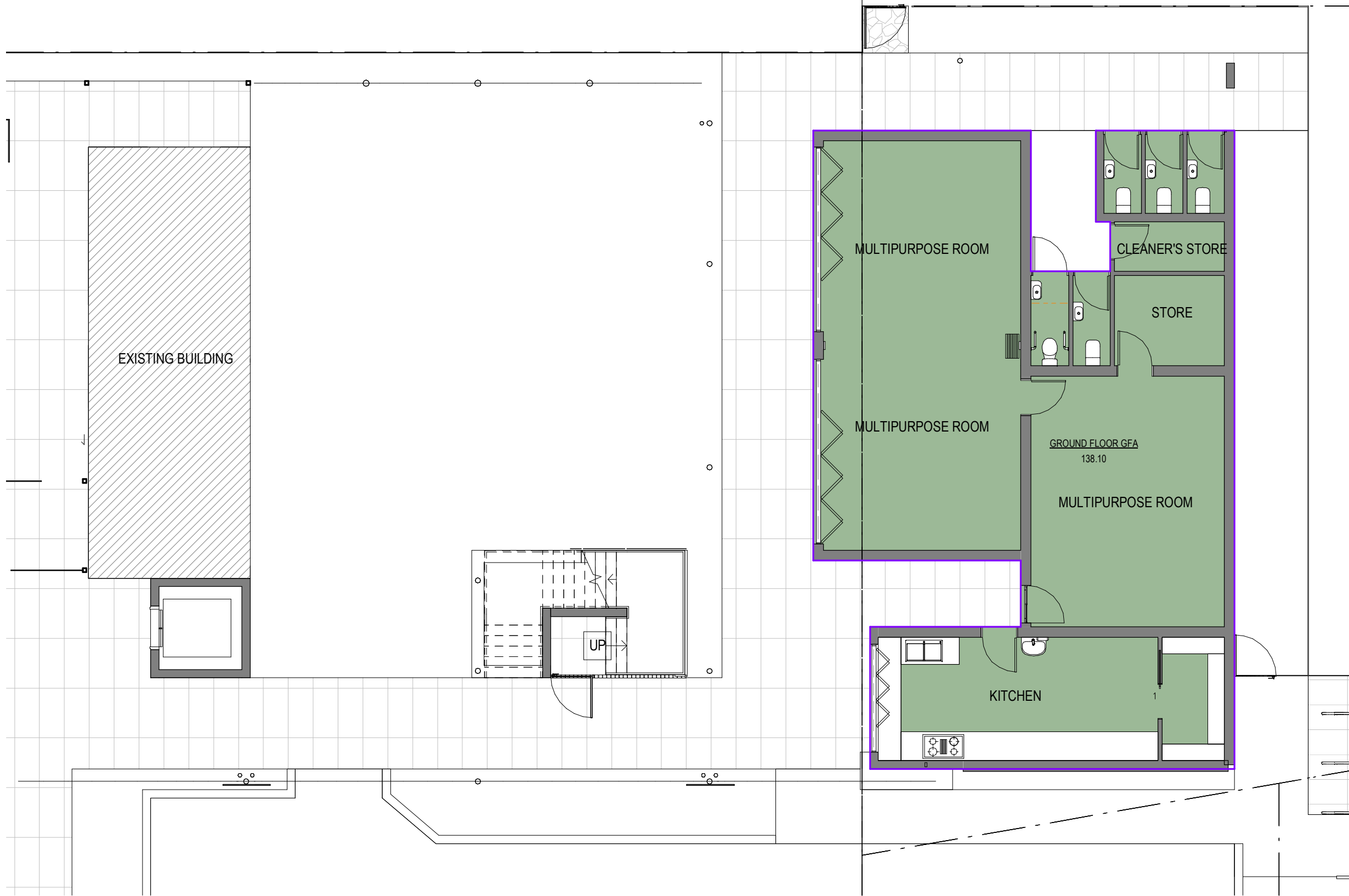
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Integrated perspective

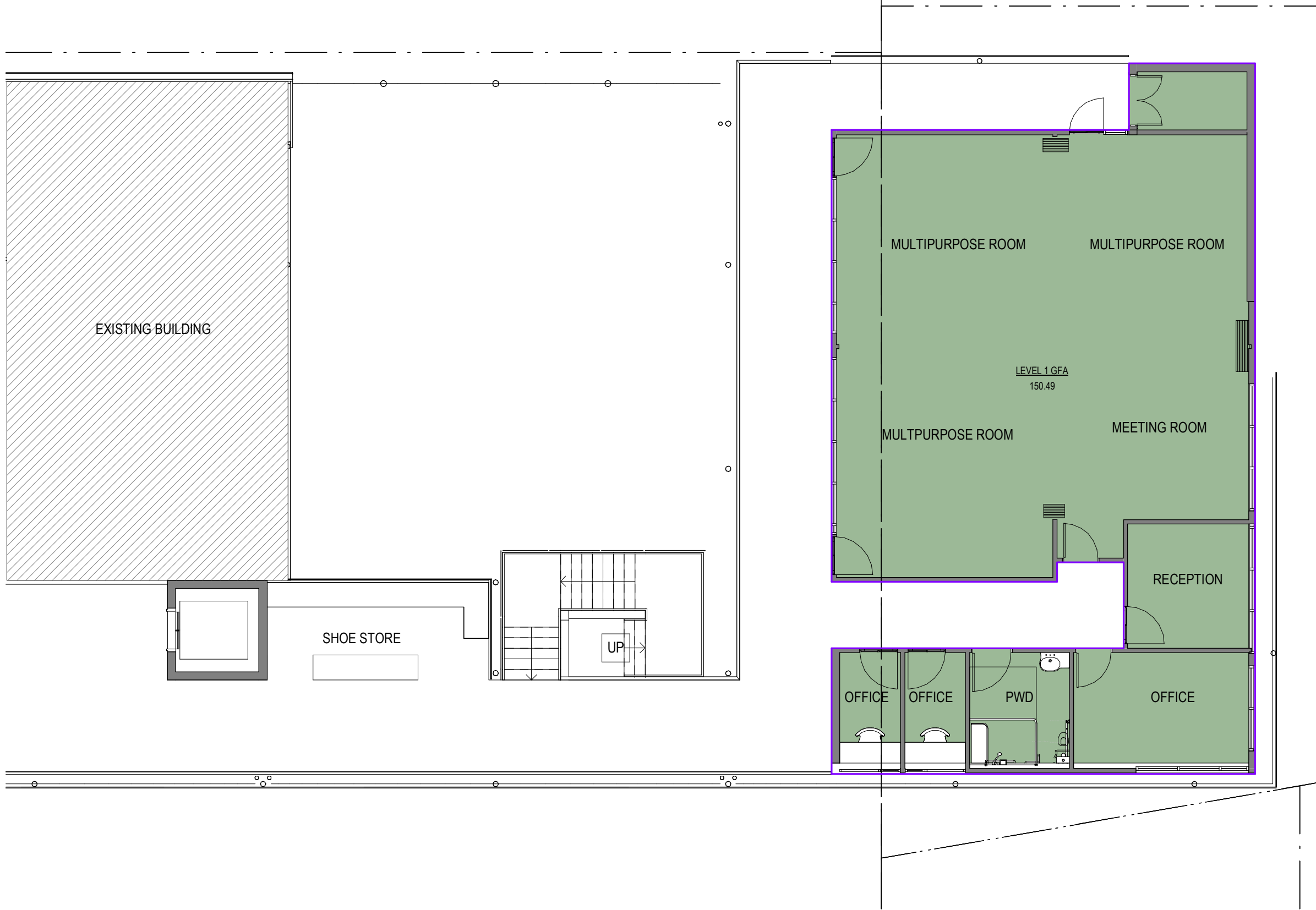
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01.09.19	REVISED DA - DRAFT	D
16.10.19	REVISED DA	E



1 GROUND FLOOR - PROPOSED GFA
1 : 100



2 LEVEL 1 - PROPOSED GFA
1 : 100



4 GROUND - EXISTING GFA
1 : 250

EXISTING GFA	
GROUND	284m²
TOTAL GFA	284m²

PROPOSED GFA	
GROUND	138m²
LEVEL 1	150m²
TOTAL GFA	291.8 sqm

AMENDED IN RED
13/04/2021

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Issued: 25/05/2018
Minor change: 15/04/2021

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Issued: 25/05/2018
Minor change: 29/05/2025

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Issued: 25/05/2018
Other change: 14/02/2020

Received
16/01/2020
BCC DS

CLIENT
KURABY MOSQUE

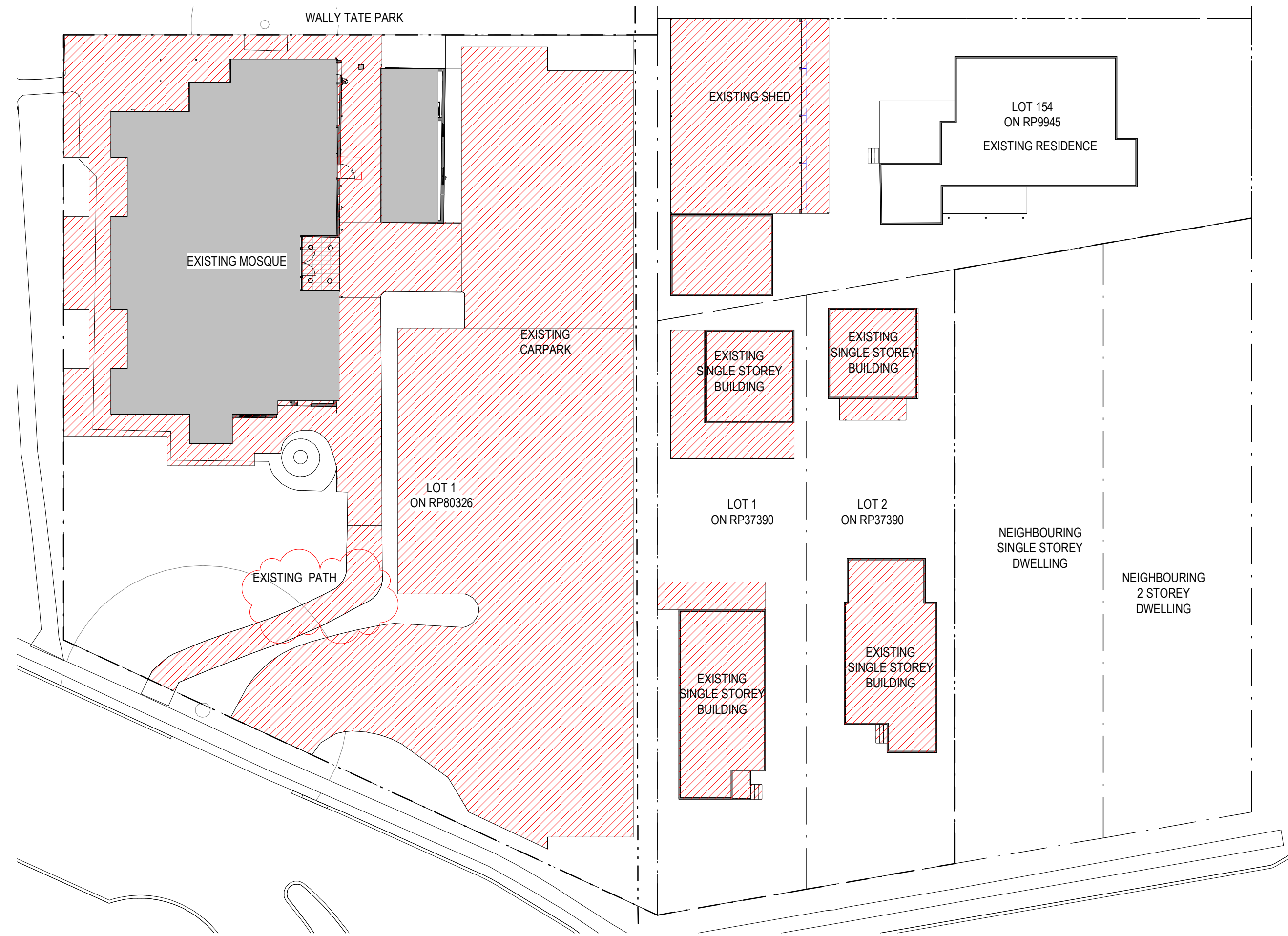
PROJECT
KURABY MOSQUE
1408 BEENLEIGH ROAD, KURABY

DRAWING
AREA PLANS

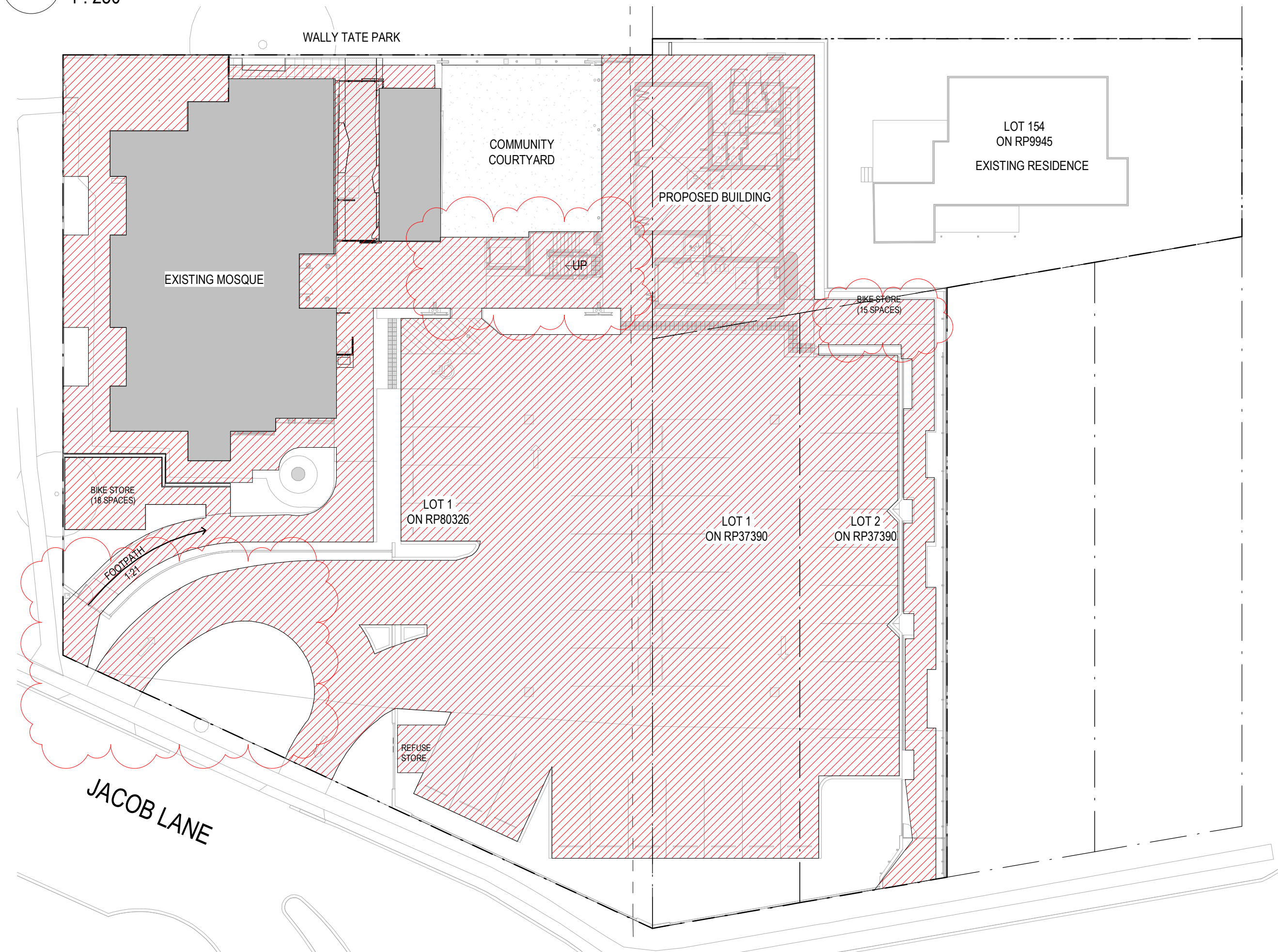
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18-0008 SP SF
SCALE DATE CREATED NORTH
As @A1 18.06.19

DRAWING NUMBER ISSUE
DA-A1-600 E
ISSUED FOR

INFORMATION



1 EXISTING IMPERVIOUS AREA - DA
1 : 250



2 PRE RESUMPTION IMPERVIOUS AREA - DA
1 : 250

BCC DS

Plans/Documents RECEIVED

01/04/2021

APPLICATION REF

A005658719

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 15/04/2021

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 29/05/2025

IMPERVIOUS AREA	
EXISTING AREA	1588m ²
PRE RESUMPTION AREA	2065m ²
POST RESUMPTION AREA	1741m ²

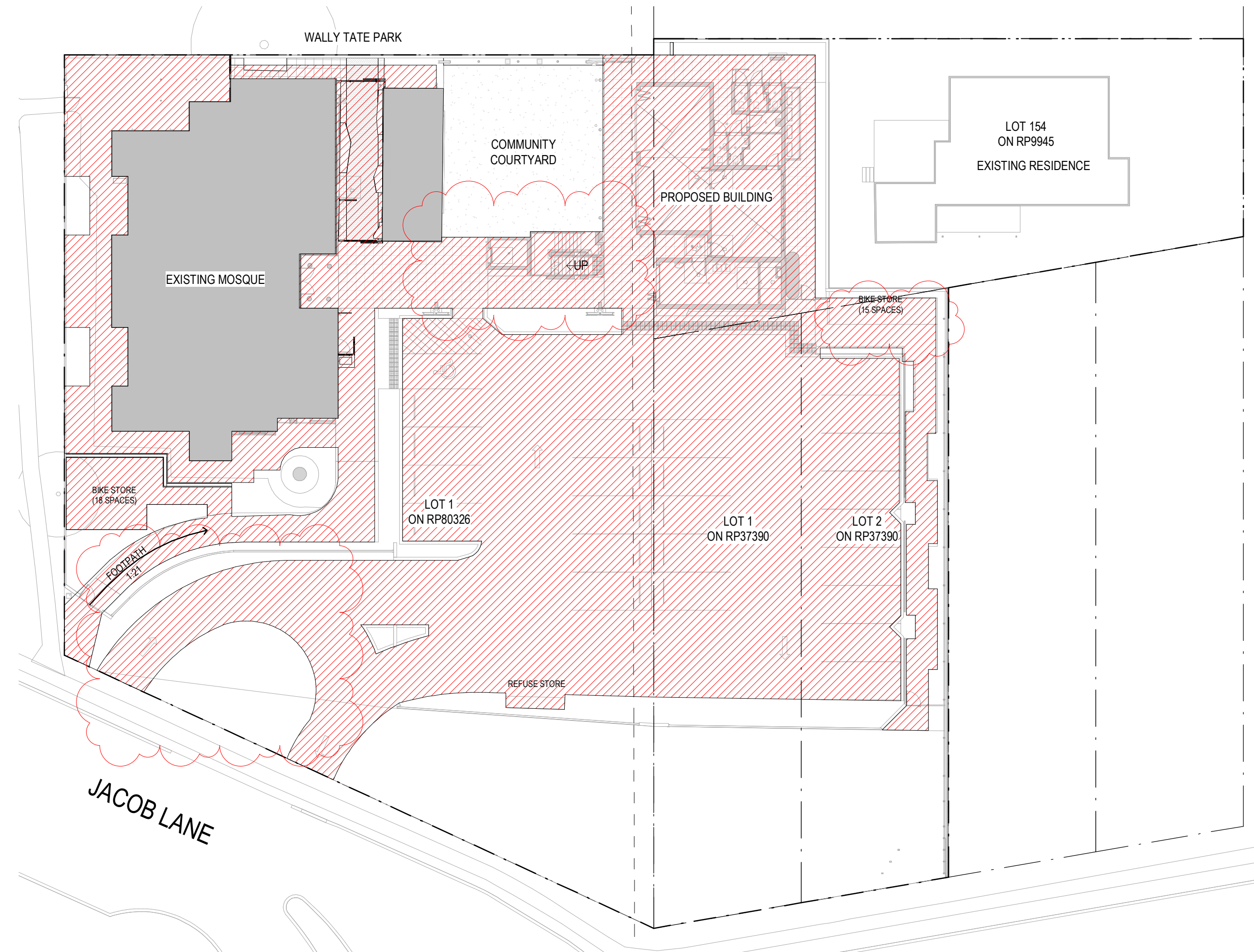


Integrated perspective

Arqus Design Pty Ltd
ABN 68 135 616 303
Level 2 15 Malt Street
Fortitude Valley Qld 4006
PO Box 2455
New Farm Qld 4005
Phone 07 3358 0888
Fax 07 3358 0899
mail@arqudesign.com.au
www.arqudesign.com.au

NOTES
Contractors are to verify all dimensions on site before commencing any work or producing shop drawings.
Prior to submission of tender price, Contractors are to cross reference architectural drawings, schedule & specification and raise any discrepancies. No Variation will be accepted relating to documentation discrepancy.
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DATE	REVISION	ISSUE
23.09.19	DA ISSUE_RFI	A
01.09.19	REVISED DA - DRAFT	B
16.10.19	REVISED DA	C
20.01.15	REVISED DA	D
01.04.21	COUNCIL RFI	E



3 POST RESUMPTION IMPERVIOUS AREA - DA
1 : 250

CLIENT
ISLAMIC
CHARITABLE
ORGANISATION
PTY LTD
PROJECT

KURABY MOSQUE
1408 BEENLEIGH ROAD, KURABY

DRAWING
AREA PLANS

JOB NUMBER DESIGN DRAWN CHECKED
18-0008 SP SF
SCALE DATE CREATED NORTH
1 : @A1 23.09.19
250 @A3

DRAWING NUMBER ISSUE
DA-A1-601 E
ISSUED FOR
TENDER

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 25/05/2018

Other change: 14/02/2020

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 15/04/2021

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 29/05/2025



Integrated perspective



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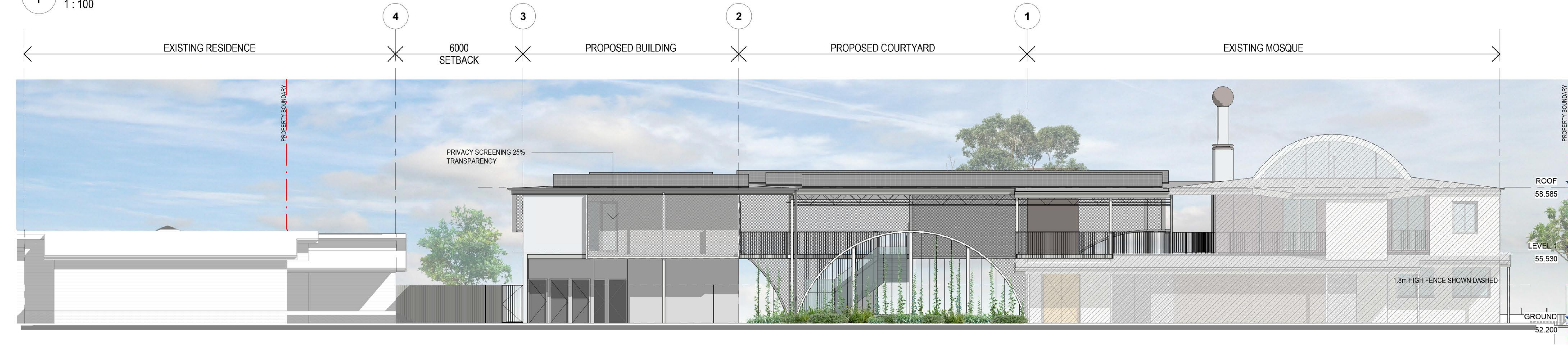
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DATE	REVISION	ISSUE
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24.06.19	DA ISSUE	B
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23.09.19	DA ISSUE_RFI	D
10.09.19	REVISED DA - DRAFT	E
16.10.19	REVISED DA	F
20.01.15	REVISED DA	G

ROOF 58.585
LEVEL 1 55.530
GROUND 52.200

RING SINGLE STOREY BUILDINGS

1 SOUTH ELEVATION - DA
1:100



2 NORTH ELEVATION - DA
1:100

Received
16/01/2020
BCC DS

CLIENT
KURABY MOSQUE

PROJECT
KURABY MOSQUE
1408 BEENLEIGH ROAD, KURABY

DRAWING
EXTERNAL ELEVATIONS

JOB NUMBER	DESIGN	DRAWN	CHECKED
18-0008	SP	SF	

SCALE	DATE CREATED	NORTH
1: @A1	18.06.19	
100 @A3		

DRAWING NUMBER
DA-A2-100

ISSUED FOR
INFORMATION

ISSUE
G

15/01/2020 4:29:22 PM

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 25/05/2018

Other change: 14/02/2020

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 15/04/2021

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 29/05/2025

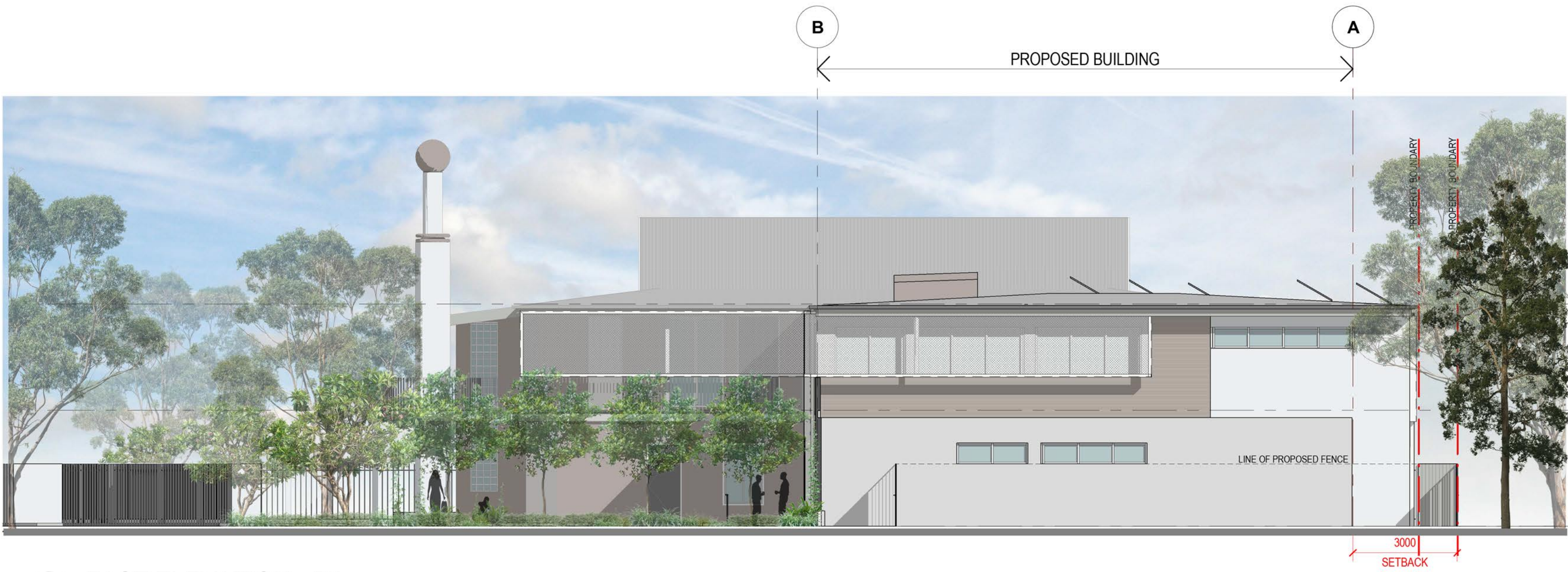


Integrated perspective

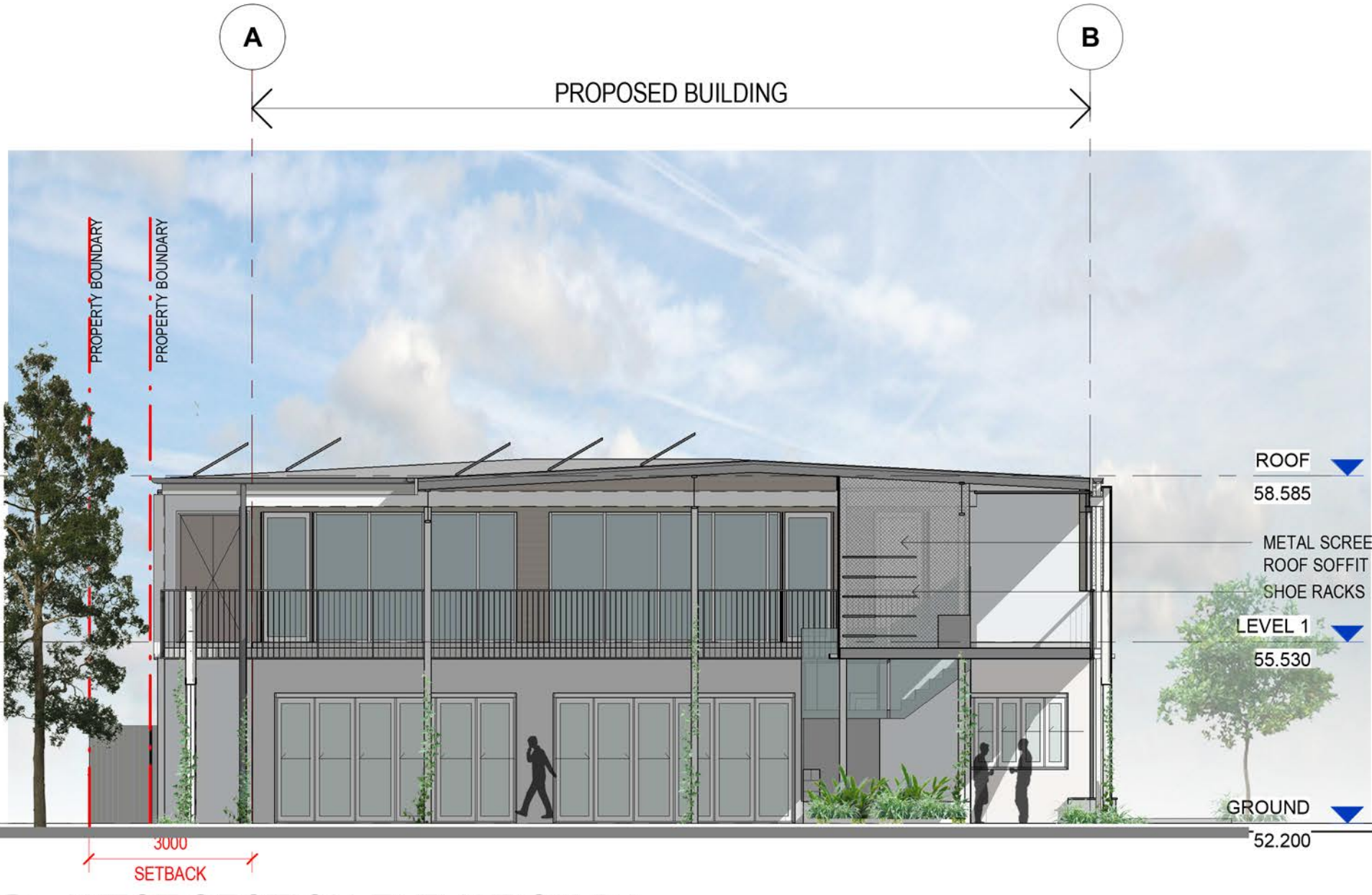
Arqus Design Pty Ltd
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17.07.19	DA ISSUE	C
23.09.19	DA ISSUE_RFI	D
01.09.19	REVISED DA - DRAFT	E
16.10.19	REVISED DA	F



1 EAST ELEVATION - DA
1 : 100



2 WEST SECTION-ELEVATION DA
1 : 100



3 NORTH SECTIONAL ELEVATION - DA
1 : 100

Received
16/01/2020
BCC DS

CLIENT
KURABY MOSQUE

PROJECT
KURABY MOSQUE
1408 BEENLEIGH ROAD, KURABY

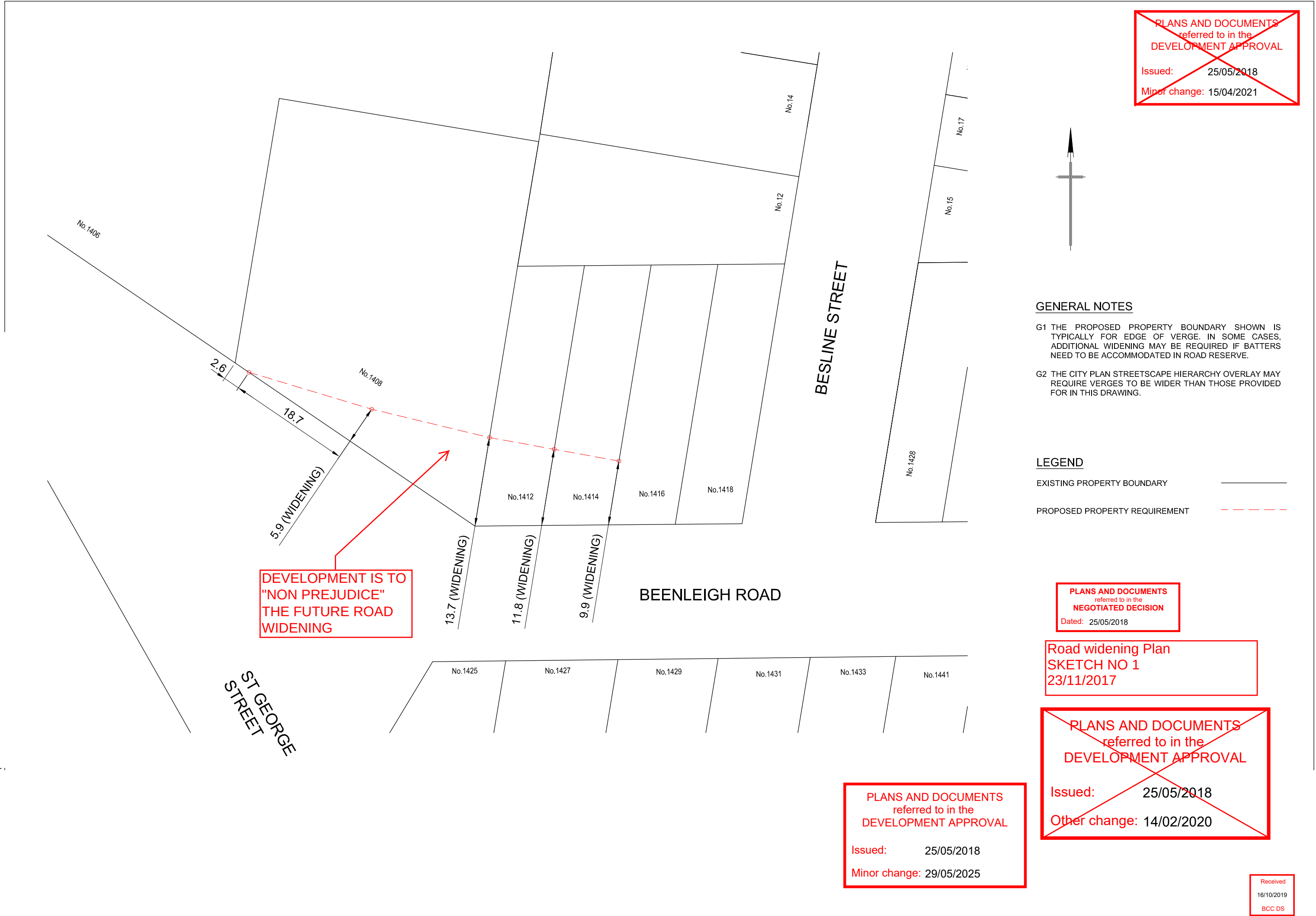
DRAWING
EXTERNAL ELEVATIONS

JOB NUMBER DESIGN DRAWN CHECKED
18-0008 SP SF

SCALE DATE CREATED NORTH
1: @A1 18.06.19
100 @A3

DRAWING NUMBER ISSUE
DA-A2-101 F

ISSUED FOR
INFORMATION



~~PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL~~

Issued: 25/05/2018
Minor change: 15/04/2021



GENERAL NOTES

- G1 THE PROPOSED PROPERTY BOUNDARY SHOWN IS TYPICALLY FOR EDGE OF VERGE. IN SOME CASES, ADDITIONAL WIDENING MAY BE REQUIRED IF BATTERS NEED TO BE ACCOMMODATED IN ROAD RESERVE.
- G2 THE CITY PLAN STREETSCAPE HIERARCHY OVERLAY MAY REQUIRE VERGES TO BE WIDER THAN THOSE PROVIDED FOR IN THIS DRAWING.

LEGEND

- EXISTING PROPERTY BOUNDARY —————
- PROPOSED PROPERTY REQUIREMENT - - - - -

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

Dated: 25/05/2018

Road widening Plan
SKETCH NO 1
23/11/2017

~~PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL~~

Issued: 25/05/2018
Other change: 14/02/2020

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018
Minor change: 29/05/2025

Received
16/10/2019
BCC DS

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 29/05/2025

Received

29/11/2016

BCC DA

AMENDED IN RED

23/11/2017

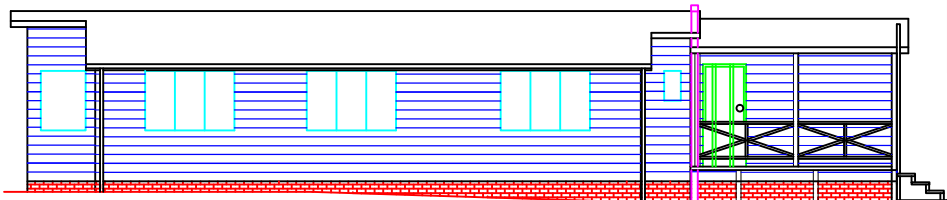
PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

Dated: 25/05/2018

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

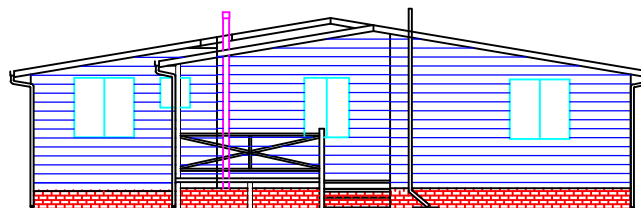
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Minor change: 15/04/2021



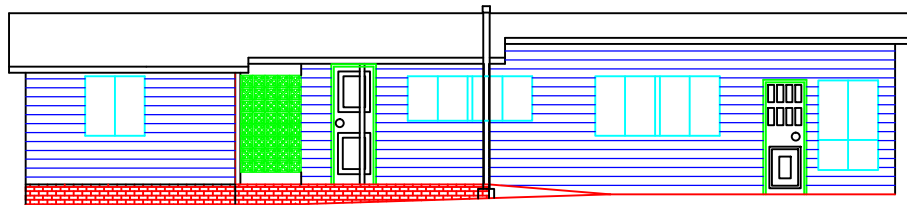
17490

EAST ELEVATION



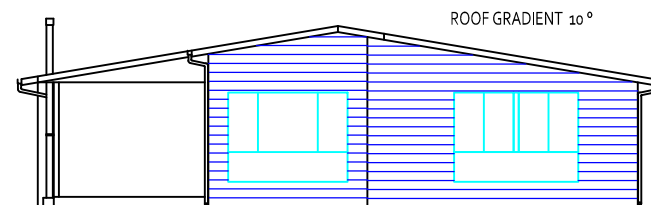
12070

NORTH ELEVATION



4220

WEST ELEVATION



3106

SOUTH ELEVATION

ROOF GRADIENT 10°

8640

Received

16/10/2019

BCC DS

CONSTRUCTION / MATERIAL SCHEDULE

These drawings are to be read in conjunction with any supplementary engineer's documentation

Floors

- * 85 mm burnished concrete slab on ground
- * Ceramic tiles to bathroom, laundry and ensuite
- * Carpet to walk in robe

Ceilings

- * 10 mm plasterboards
- * R3.5 ceiling batts to all ceilings
- * Eaves 5 mm FC sheet, no added insulation

Roof

- * Steel deck with R1.3 Anticon blanket
- * Colorbond sheeting

Walls

External walls

- * 9 mm cement sheet weatherboards on 40 mm nominal battens
- * Anticon blanket
- * Me
- * R1.0 insulation
- * 10 mm plasterboards

Internal walls

- * 10 mm plasterboards on studs
- * 110 mm single brick - as detailed on floor plan

Draught sealing / air leakage

- * Weather strips to all windows and sliding doors
- * Seals and weather-strips to hinged external doors
- * Sealed exhaust fans to ensuite, bath, WC and kitchen range hood

Ceiling fans

- * 1400 mm diameter ceiling fans
- * 1 in each bedroom and study
- * 2 in the dining / living areas

Windows

- * Entry sidelight and laundry door : timber frames with single clear glazing. (TIM-002-01 W, TYPE B)
- * Casement and awning windows : aluminium frames with single clear glazing. (W1-9: ALM-001-01 A, Type A)
- * All sliding doors : aluminium frames with single glazing. (SD1-4: ALM-002-01 A, Type B)

Not part of this approval

HAMZAR DESIGNS

Queensland

Tel: 0431959944

e-mail : mfkhan0786@hotmail.com

ELEVATIONS FOR EXISTING HOUSE
ON 12 BESLINE STREET,
KURABY, QUEENSLAND.

Date : - 03 - 09 - 2016

Drawn : - M. Khan

Scale : - 1:100 (A3)

DRG. No. 0012502

Sheet : - 1 OF 2

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 29/05/2025

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

Dated: 25/05/2018

AMENDED IN RED

23/11/2017

Received

9/11/2016

BCC DA

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018

Minor change: 15/04/2021



PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 25/05/2018

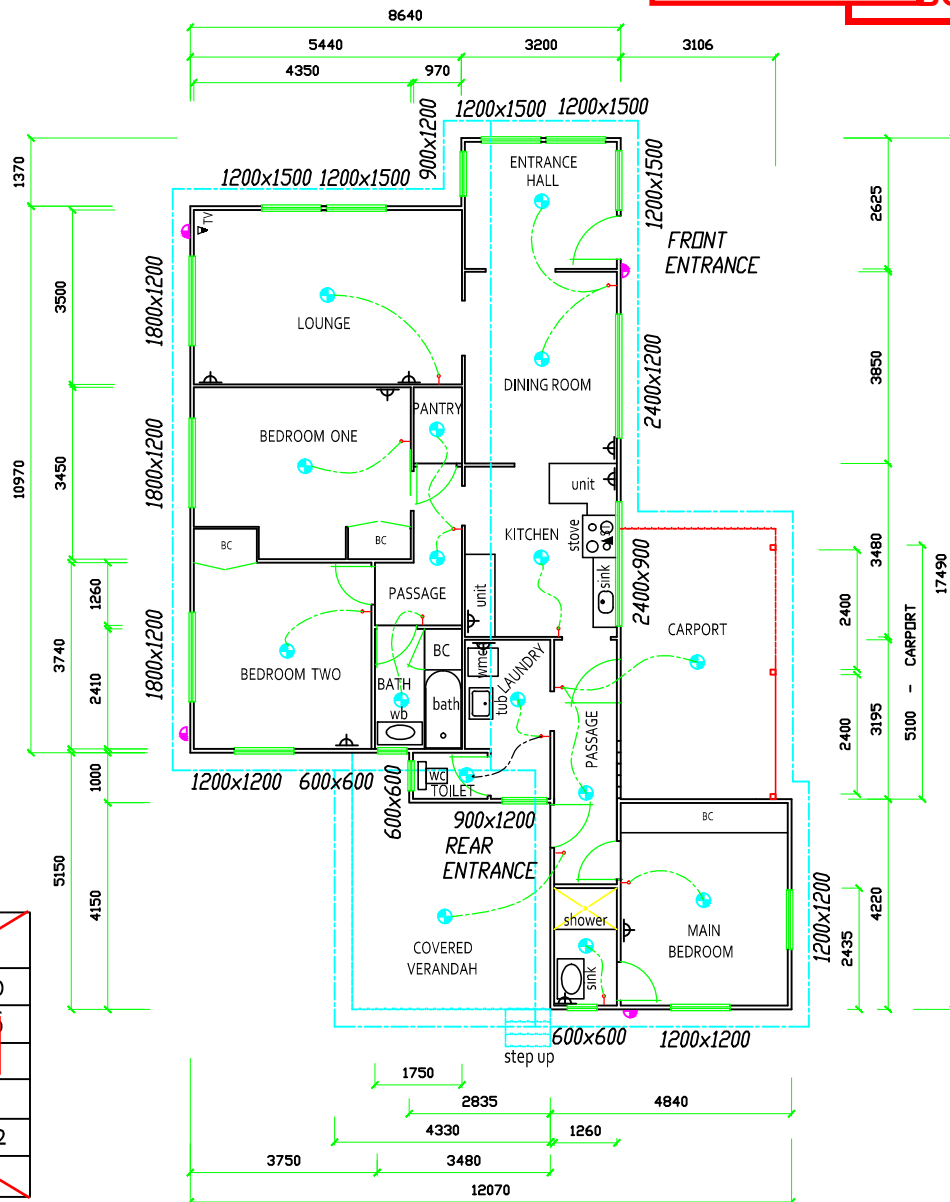
Other change: 14/02/2020

GFA: 124.38
Carport: 15.84sqm
Verandah: 19.95sqm

Electrical Legend

	Single 15 A wall plug socket	- 10
	Television point	- 1
	Switch	- 12
	Wall mounted light	- 4

Not part of this approval



CONSTRUCTION / MATERIAL SCHEDULE

These drawings are to be read in conjunction with any supplementary engineer's documentation

Floors

- * 85 mm burnished concrete slab on ground
- * Ceramic tiles to bathroom, laundry and ensuite
- * Carpet to walk in robe

Ceilings

- * 10 mm plasterboards
- * R3.5 ceiling batts to all ceilings
- * Eaves 5 mm FC sheet, no added insulation

Roof

- * Steel deck with R1.3 Anticon blanket
- * Colorbond sheeting

Walls

- External walls
 - * 9 mm cement sheet weatherboards on 40 mm nominal battens
 - * Anticon blanket
 - * Medium color finish
 - * R1.0 insulation
 - * 10 mm plasterboards

Internal walls

- * 10 mm plasterboards on studs
- * 110 mm single brick - as detailed on floor plan

Draught sealing / air leakage

- * Weather strips to all windows and sliding doors
- * Seals and weather-strips to hinged external doors
- * Sealed exhaust fans to ensuite, bath, WC and kitchen range hood

Ceiling fans

- * 1400 mm diameter ceiling fans
- * 1 in each bedroom and study
- * 2 in the dining / living areas

Windows

- * Entry sidelight and laundry door: timber frames with single clear glazing. (TIM-002-01 W, TYPE B)
- * Casement and awning windows: aluminium frames with single clear glazing. (W1-9: ALM-001-01 A, Type A)
- * All sliding doors: aluminium frames with single glazing. (SD1-4: ALM-002-01 A, Type B)

Received
16/10/2019
BCC DS

HAMZAR DESIGNS

Queensland
Tel: 0431959944
e-mail: mfkhan0786@hotmail.com

FLOOR PLAN FOR EXISTING HOUSE
ON 12 BESLINE STREET,
KURABY, QUEENSLAND.

Date :- 03 - 09 - 2016

Drawn :- M. Khan

Scale :- 1:100 (A3)

DRG. No. 0012502

Sheet :- 2 OF 2

viii. Original Council Development Approval (A005432290)

DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Azar Gharehbegloo

SITE:

Address of Site:	12 BESLINE ST KURABY QLD 4112, 1408 BEENLEIGH RD KURABY QLD 4112, 1412 BEENLEIGH RD KURABY QLD 4112, 1414 BEENLEIGH RD KURABY QLD 4112
Real Property Description:	L154 RP.99345, L1 RP.80326, L1 RP.37390, L2 RP.37390
Area of Site:	3516 m ²
Zone:	LOW DENSITY RESIDENTIAL ZONE
Name of Ward:	Runcorn, Runcorn, Runcorn, Runcorn

APPLICATION:

Aspects of Development:	DA - SPA - Material Change of Use – Development Permit
Description of Proposal:	Extension to Place of Worship
Applicant:	Islamic Charitable Organisation Pty Ltd c/- Buckley Vann Planning + Development PO Box 205 FORTITUDE VALLEY QLD 4006
Application Reference:	A004532290
Lodgement Date:	29 November 2016
Properly Made Date:	14 December 2016

DECISION on development application

Having considered the application detailed above, I am satisfied that the application accords with the relevant assessment criteria of the *Brisbane City Plan 2014* and the *Sustainable Planning Act 2009* where applicable and as such approve the following changes to the development approval package:

- Condition 5 (Limits of Ancillary Uses), 6 (Hours of Operation), 14 (Access, Grades, Manoeuvring, Carparks, Signs and Line Marking) and 17 (Future Road Widening) be amended;
- Condition 6 (Maintain Fencing) be added;
- Condition 12 (Acoustic Barrier), 20 (Service Conduits and Mains), 21 (Telecommunications) & 22 (Agreement with Electricity Supplier) be deleted;
- Replacement of the Site plan with the revised plan.

And direct that:

1. the applicant be advised of the decision;
3. the Central SEQ Distributor-Retailer Authority be advised of the decision;
4. the local Ward Councillor be advised of the decision; and
5. the submitters be notified of the decision at the expiration of the applicant's appeal period.

Dated *twenty fifth day of May 2018*



Rory Kelly
Team Manager
Planning Services South
As DELEGATE of Council

Dated: 25/05/2018

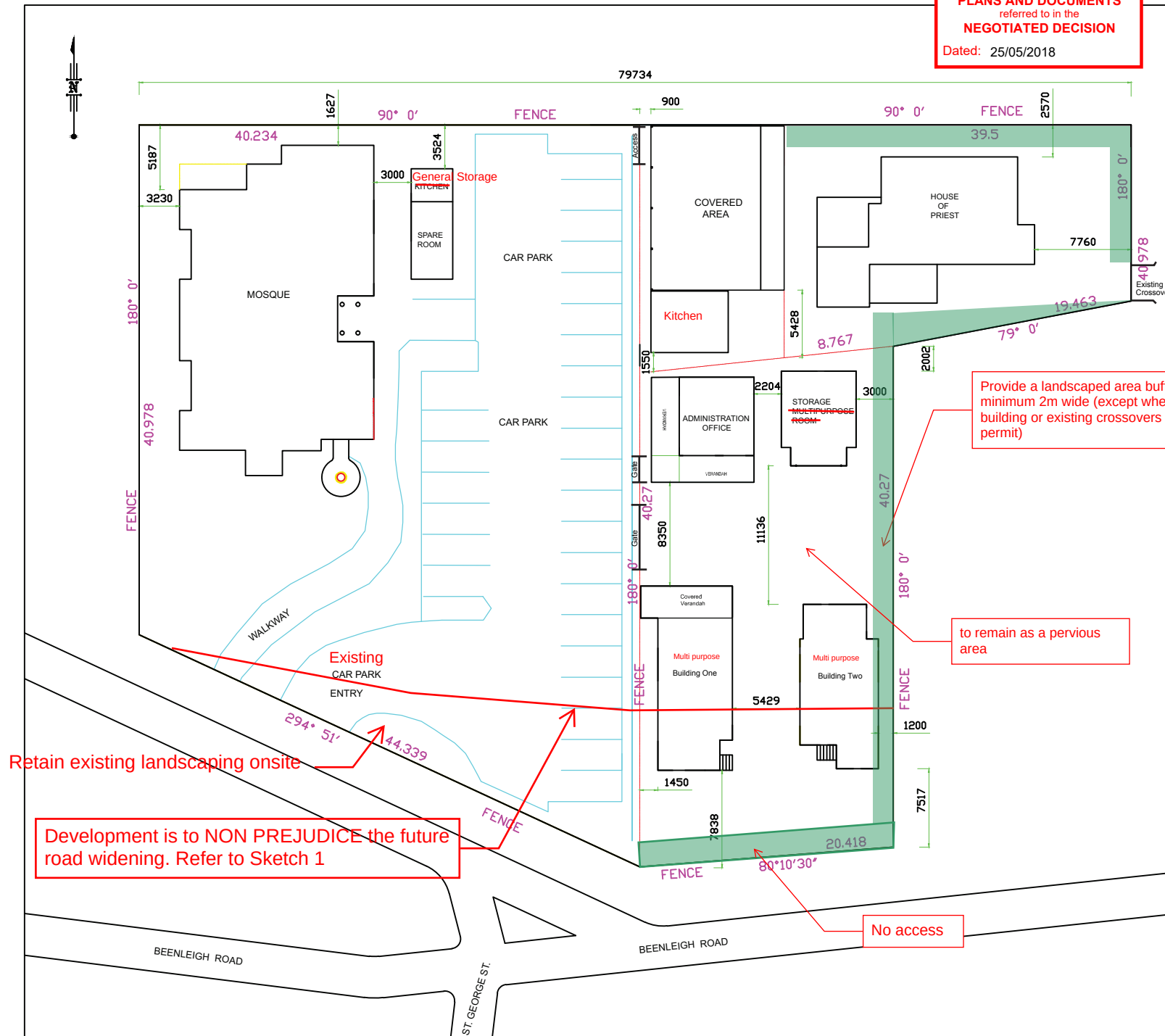
21/05/2018

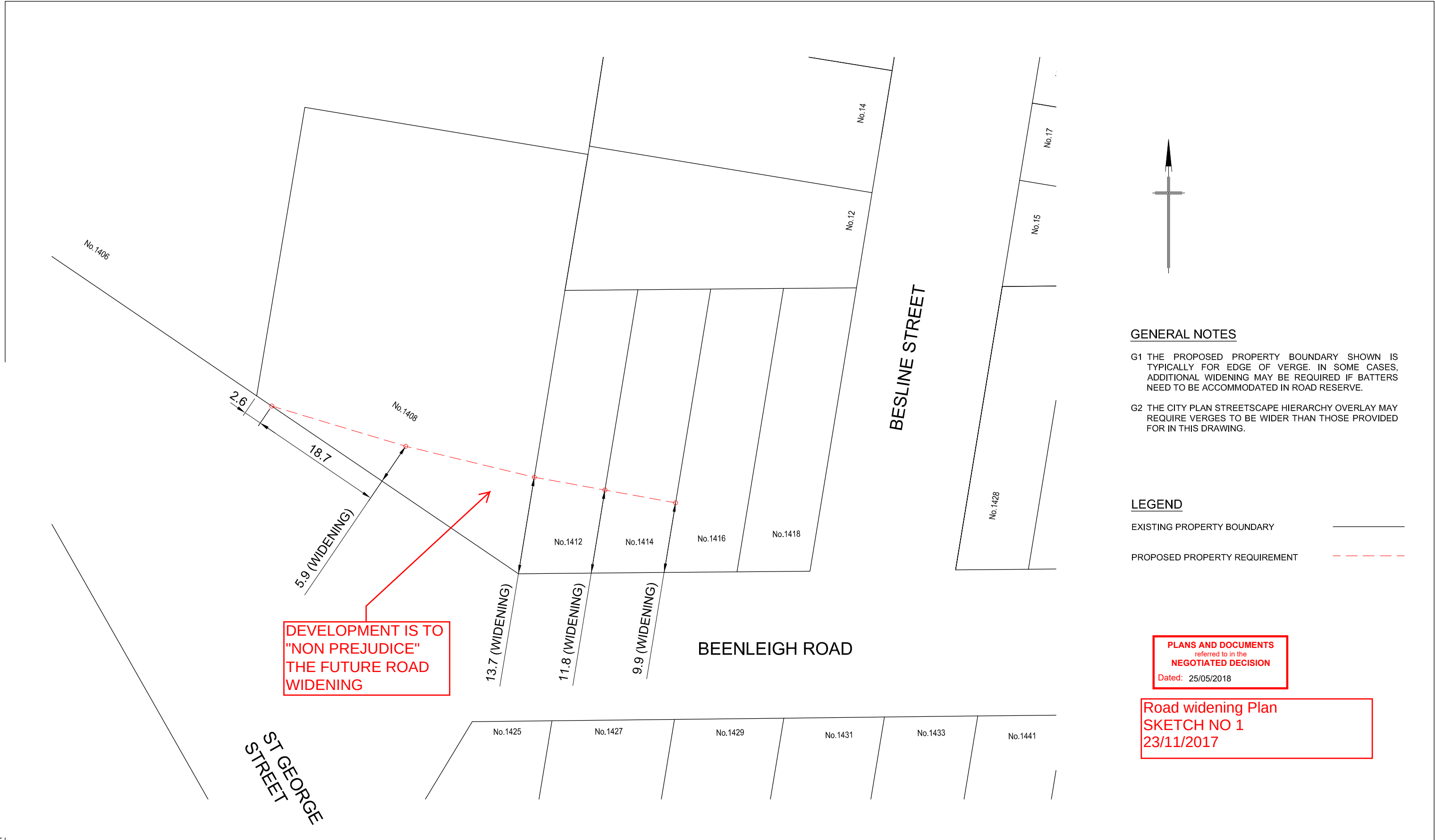
MASJID	-	343.76
KITCHEN	-	29.64
ADMIN. OFFICE	-	73.65
HOUSE ONE	-	70.97
HOUSE TWO	-	74.33
STORAGE / MULTI	-	43.45

Not part of this approval

~~% COVERED - 26.42 %~~

e-mail : mfkhan0786@hotmail.com





GENERAL NOTES

- G1 THE PROPOSED PROPERTY BOUNDARY SHOWN IS TYPICALLY FOR EDGE OF VERGE. IN SOME CASES, ADDITIONAL WIDENING MAY BE REQUIRED IF BATTERS NEED TO BE ACCOMMODATED IN ROAD RESERVE.
- G2 THE CITY PLAN STREETScape HIERARCHY OVERLAY MAY REQUIRE VERGES TO BE WIDER THAN THOSE PROVIDED FOR IN THIS DRAWING.

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY REQUIREMENT

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION
Dated: 25/05/2018

Road widening Plan
SKETCH NO 1
23/11/2017

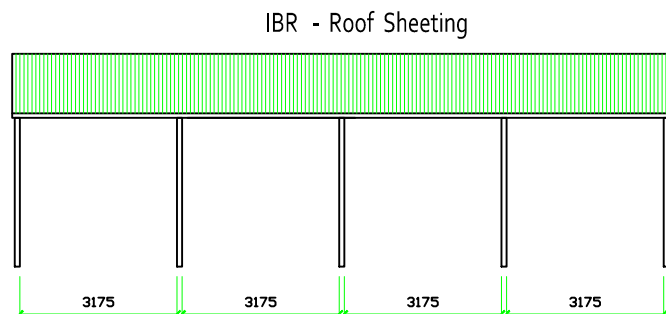
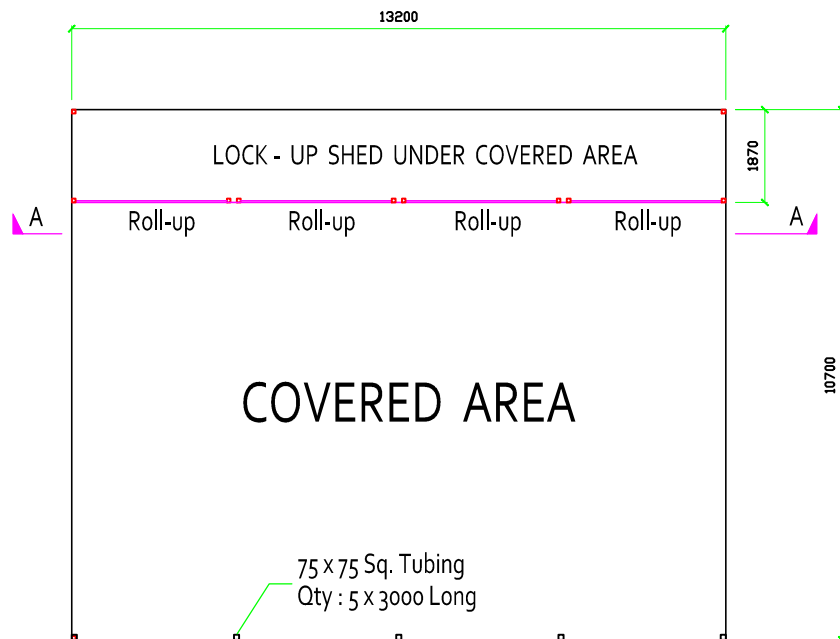
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29/11/2016

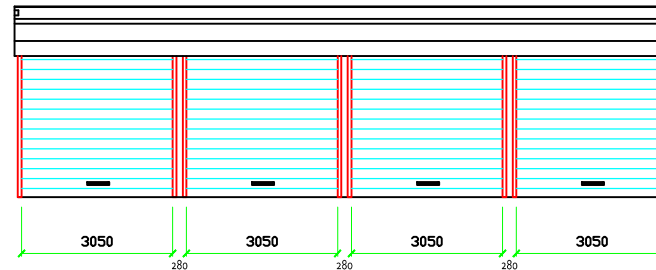
BCC DA

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

Dated: 25/05/2018



FRONT VIEW

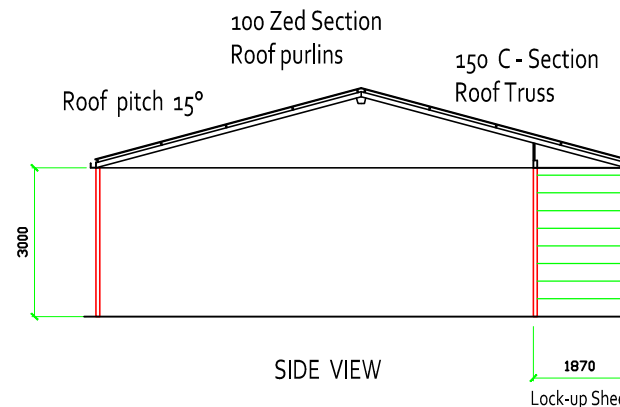


SECTION 'A - A'

Lock-up Shed to be covered using
IBR sheeting on three sides and
the front fitted with Roll-up doors

Area of Lock-up Shed
24.68 sq. m

Total Area of Covered Area
141.24 sq. m



SIDE VIEW

AMENDED IN RED

23/11/2017

15 Support posts
75 x 5 Square tubing

Not part of this approval

IBR sheeting for roof covering
and shed enclosure

FLOOR PLAN AND ELEVATIONS
OF COVERED AREA SITUATED
AT 1408 BEENLEIGH ROAD,
KURABY, QUEENSLAND.

Date :- 03 - 09 - 2016

Drawn :- M. Khan

Scale :- 1 : 100 (A3)

Sheet :- 1 OF 1

DRG. No. 0012505

HAMZAR DESIGNS

Queensland

Tel: 0431959944

e-mail : mfkhan0786@hotmail.com

Received

29/11/2016

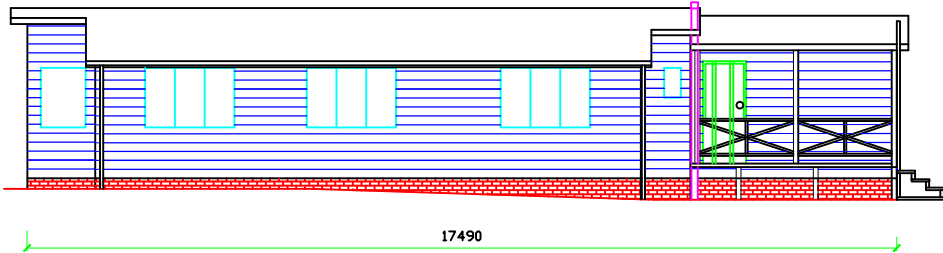
BCC DA

PLANS AND DOCUMENTS
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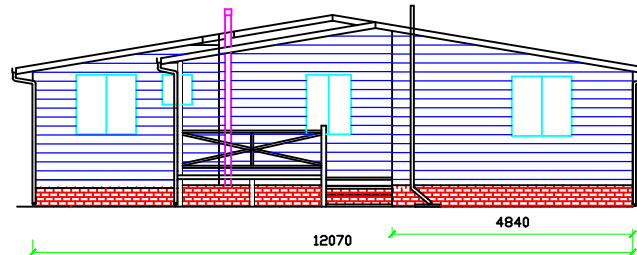
Dated: 25/05/2018

AMENDED IN RED

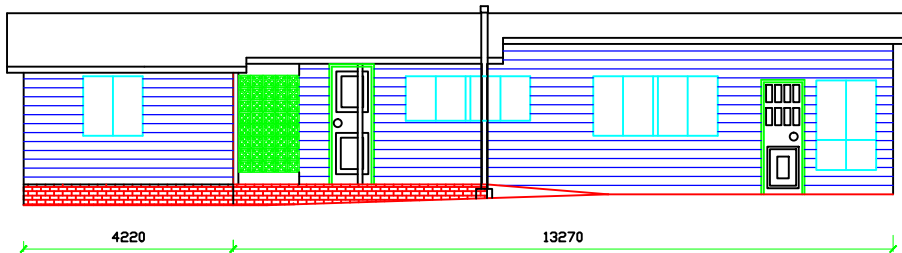
23/11/2017



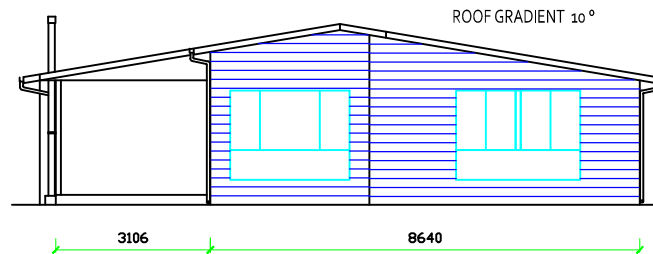
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CONSTRUCTION / MATERIAL SCHEDULE

These drawings are to be read in conjunction with any supplementary engineer's documentation

Floors

- * 85 mm burnished concrete slab on ground
- * Ceramic tiles to bathroom, laundry and ensuite
- * Carpet to walk in robe

Ceilings

- * 10 mm plasterboards
- * R3.5 ceiling batts to all ceilings
- * Eaves 5 mm FC sheet, no added insulation

Roof

- * Steel deck with R1.3 Anticon blanket
- * Colorbond sheeting

Walls

External walls

- * 9 mm cement sheet weatherboards on 40 mm nominal battens
- * Ant
- * Me
- * R1.0 insulation
- * 10 mm plasterboards

Internal walls

- * 10 mm plasterboards on studs
- * 110 mm single brick - as detailed on floor plan

Draught sealing / air leakage

- * Weather strips to all windows and sliding doors
- * Seals and weather-strips to hinged external doors
- * Sealed exhaust fans to ensuite, bath, WC and kitchen range hood

Ceiling fans

- * 1400 mm diameter ceiling fans
- * 1 in each bedroom and study
- * 2 in the dining / living areas

Windows

- * Entry sidelight and laundry door : timber frames with single clear glazing. (TIM-002-01 W, TYPE B)
- * Casement and awning windows : aluminium frames with single clear glazing. (W1-9: ALM-001-01 A, Type A)
- * All sliding doors : aluminium frames with single glazing. (SD1-4: ALM-002-01 A, Type B)

Not part of this approval

HAMZAR DESIGNS

Queensland
Tel: 0431959944
e-mail : mfkhan0786@hotmail.com

ELEVATIONS FOR EXISTING HOUSE
ON 12 BESLINE STREET,
KURABY, QUEENSLAND.

Date : - 03 - 09 - 2016

Drawn : - M. Khan

Scale : - 1 : 100 (A3)

DRG. No. 0012502

Sheet : - 1 OF 2

Dated: 25/05/2018

AMENDED IN RED

23/11/2017

Received

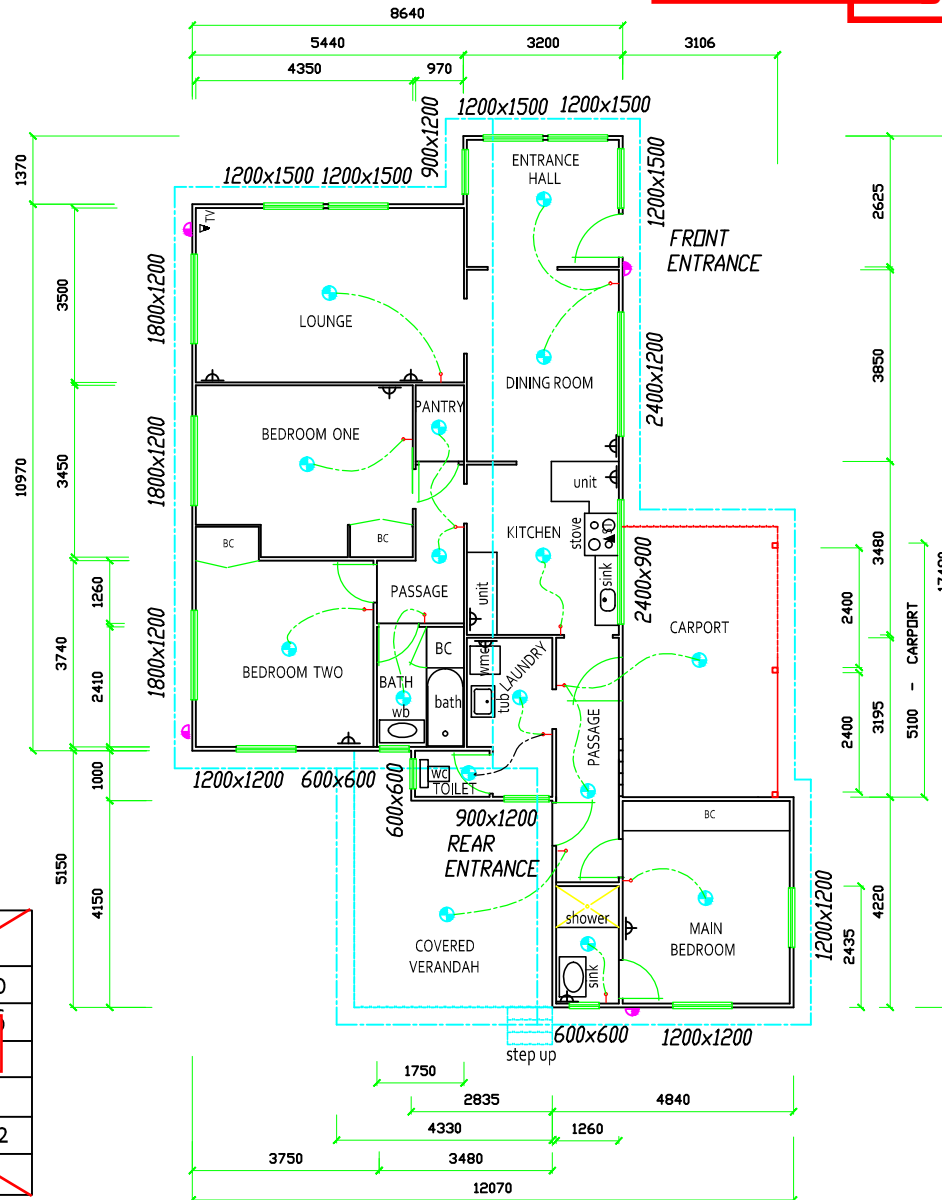
9/11/2016

BCC DA



GFA: 124.38
Carport: 15.84sqm
Verandah: 19.95sqm

Electrical Legend		
	Single 15 A wall plug socket	- 10
	Cable outlet	- 6
	ST	- 1
	Television point	- 1
	Switch	- 12
	Wall mounted light	- 4



CONSTRUCTION / MATERIAL SCHEDULE

These drawings are to be read in conjunction with any supplementary engineer's documentation

Floors

- * 85 mm burnished concrete slab on ground
- * Ceramic tiles to bathroom, laundry and ensuite
- * Carpet to walk in robe

~~Ceilings~~

- * 10 mm plasterboards
- * R3,5 ceiling batts to all ceilings
- * Eaves 5 mm FC sheet, no added insulation

Roof

- * Steel deck with R1.3 Anticon blanket
- * Colorbond sheeting

Walls

- ~~External walls~~
~~* 9 mm cement sheet weatherboards on 40 mm nominal battens~~

Not part of this approval

- * All **Not part**
- * Medium colour finish
- * R1.0 insulation
- * 10 mm plasterboards/

Internal walls

- * 10 mm plasterboards on studs
- * 110 mm single brick - as detailed on floor plan

Draught sealing / air leakage

- * Weather strips to all windows and sliding doors
- * Seals and weather-strips to hinged external doors
- * Sealed exhaust fans to ensuite, bath, WC and kitchen range hood

~~Ceiling fans~~

- * 1400 mm diameter ceiling fans
- * 1 in each bedroom and study
- * 2 in the dining / living areas

Windows

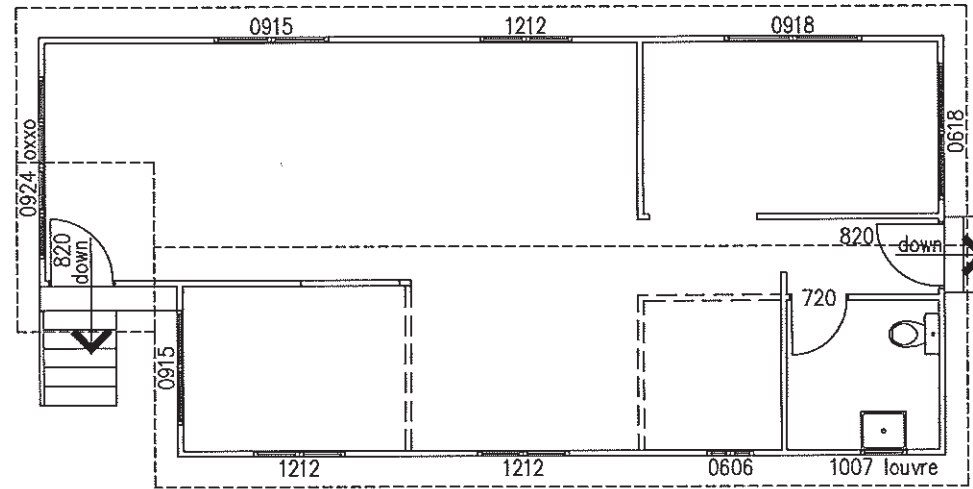
- * Entry sidelight and laundry door : timber frames with single clear glazing. (TIM-002-01 W, TYPE B)
- * Casement and awning windows : aluminium frames with single clear glazing. (W1-9: ALM-001-01 A, Type A)
- * All sliding doors : aluminium frames with single glazing. (SD1-4: ALM-002-01 A, Type B)

AMENDED IN RED

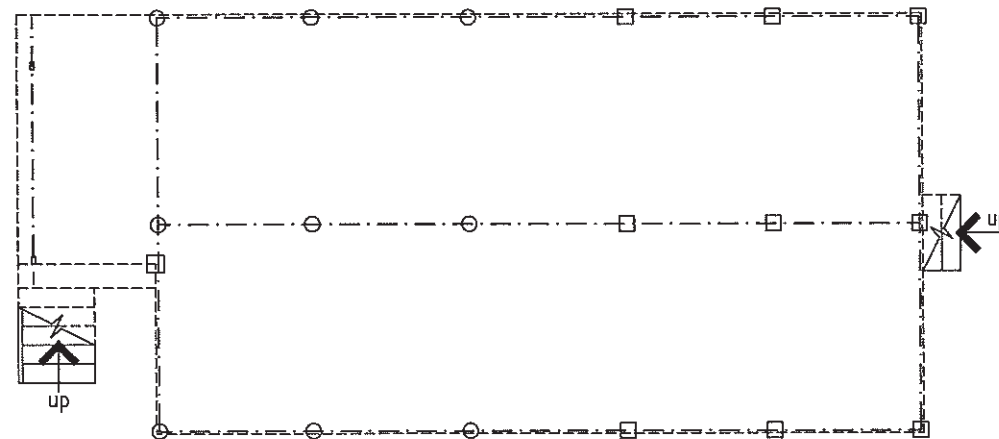
23/11/2017

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

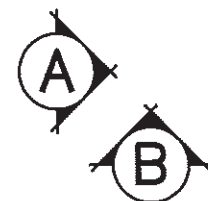
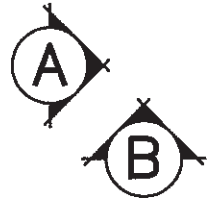
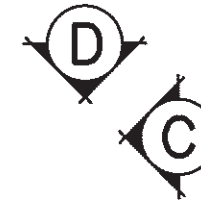
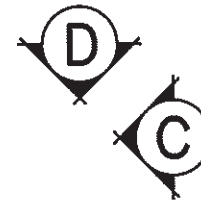
Dated: 25/05/2018



FIRST FLOOR



SUB FLOOR



GFA: 70.97sqm

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DO NOT ASSUME

Received

29/11/2016

BCC DA

Title: Floor Plan of Existing
Building on 1412 Beenleigh Road

Drawing no: 6686 Sheet 1

project

location

1412 BEENLEIGH ROAD
KURABY

client

KURABY MOSQUE



osman
designpac

building designers and
architectural illustrators
Underwood Centrepoint Cnr 2962 Logan Rd & Welch St Underwood Q. 4119
Ph (07) 38413200 Fax (07) 38413327 Email designpac@bigpond.net.au
QBSA Lic No. 724825

www.osmandesign.com.au

SCALE 1:100 (A3)
21/10/2009

DRAWN BY T. FIELD
SHEET 1 OF 4



GreenSmart
ACCREDITED DESIGNER

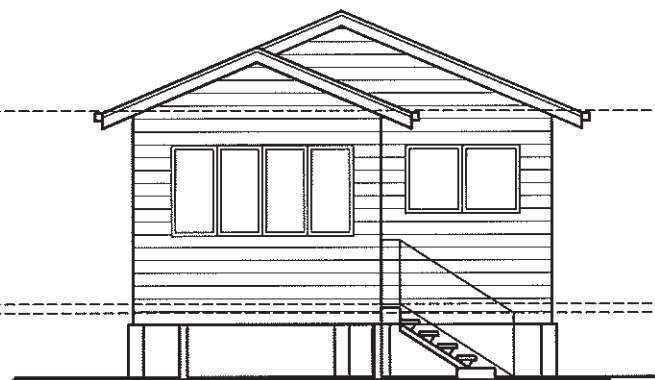
JOB
NUMBER
PRELIM.
6686

AMENDED IN RED

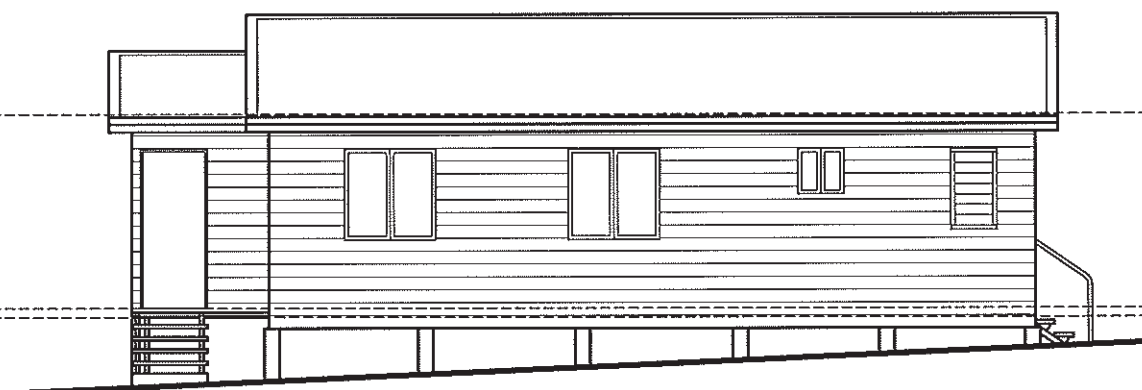
23/11/2017

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

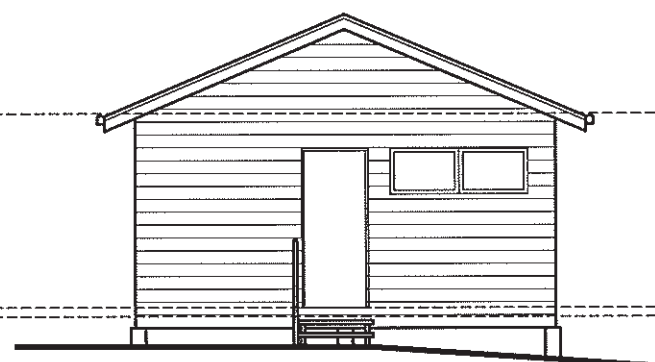
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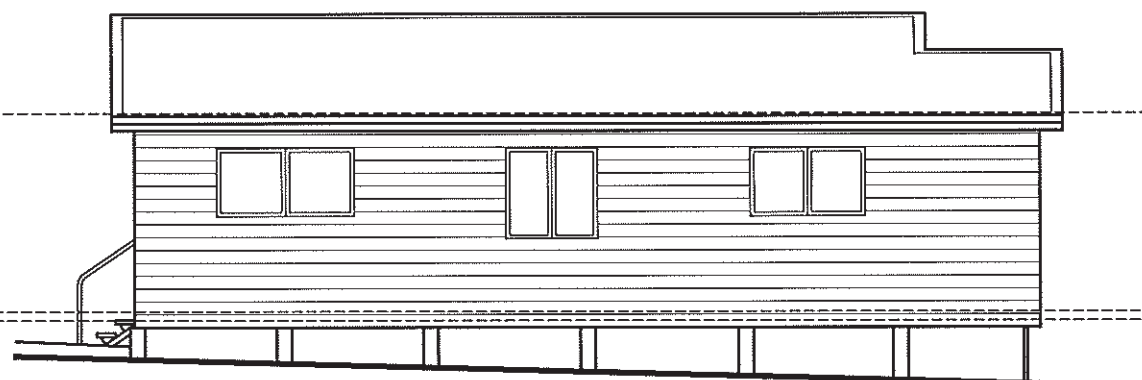
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

TOP PLATE

FLOORING
U/S FLOOR JOISTS

2560
1119

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Received
29/11/2016
BCC DA

Title: Elevations of Existing
Building on 1412 Beenleigh Road

Drawing no: 6686 Sheet 2

project

location

1412 BEENLEIGH ROAD
KURABY

client

KURABY MOSQUE



osman
designpac

building designers and
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SCALE 1:100 (A3)
21/10/2009

DRAWN BY T. FIELD
SHEET 2 OF 4



GreenSmart
ACCREDITED DESIGNER

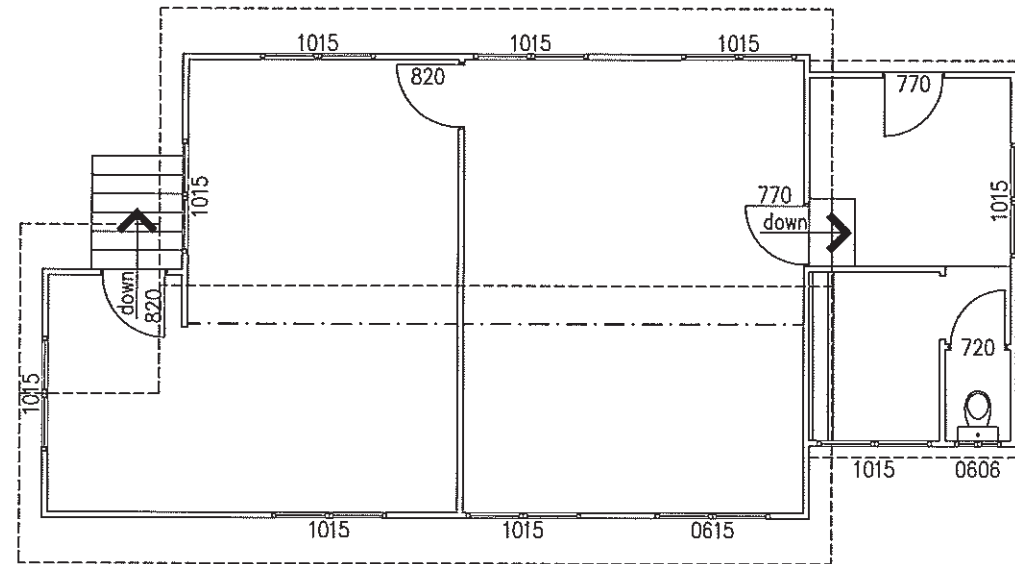
JOB
NUMBER
PRELIM.
6686

AMENDED IN RED

23/11/2017

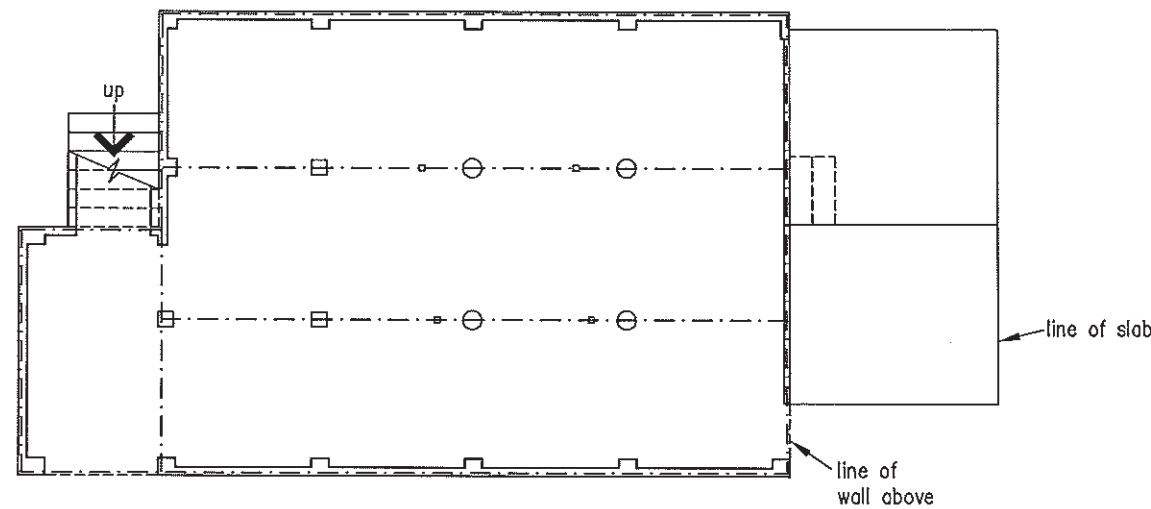
PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

Dated: 25/05/2018



FIRST FLOOR

GFA: 74.33sqm



SUB FLOOR

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Received

29/11/2016

BCC DA

Title: Floor Plan of Existing
Building on 1414 Beenleigh Road

Drawing no: 6686 Sheet 3

project

location

1414 BEENLEIGH ROAD
KURABY

client

KURABY MOSQUE

osman
designpac

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SCALE 1:100 (A3)
21/10/2009

DRAWN BY T. FIELD
SHEET 3 OF 4

DESIGN
WIND
SPEED
N2
W33N
building designers
association of
queensland inc.
HIA
TIMBER
QUEENSLAND

GreenSmart
ACCREDITED DESIGNER
JOB
NUMBER
PRELIM.
6686

IF IN DOUBT ---> ASK
DO NOT ASSUME

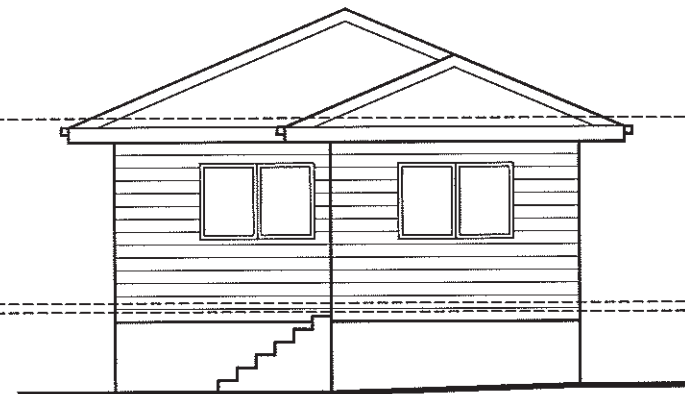
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29/11/2016
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AMENDED IN RED

23/11/2017

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

Dated: 25/05/2018

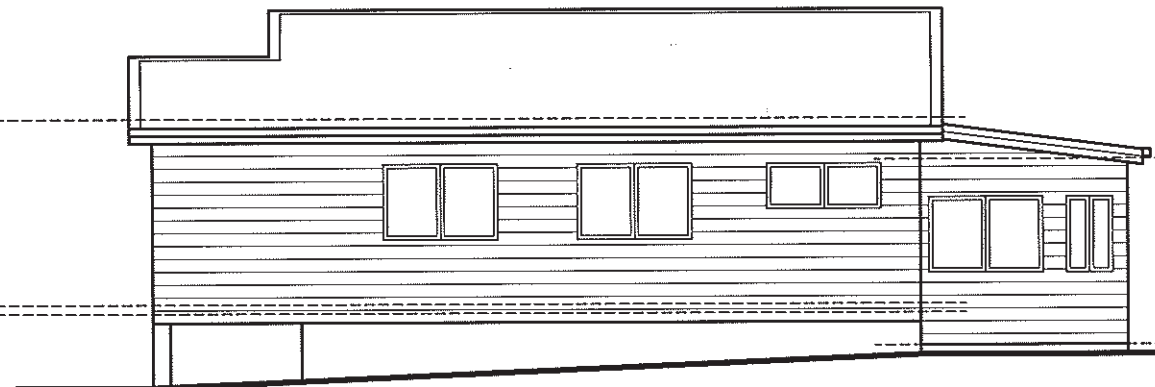


ELEVATION A

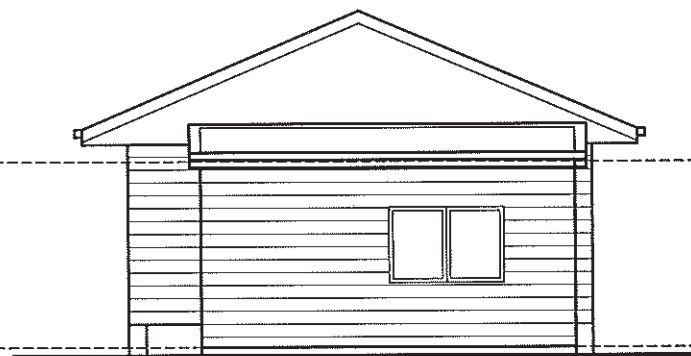
TOP PLATE

FLOORING
U/S FLOOR JOISTS

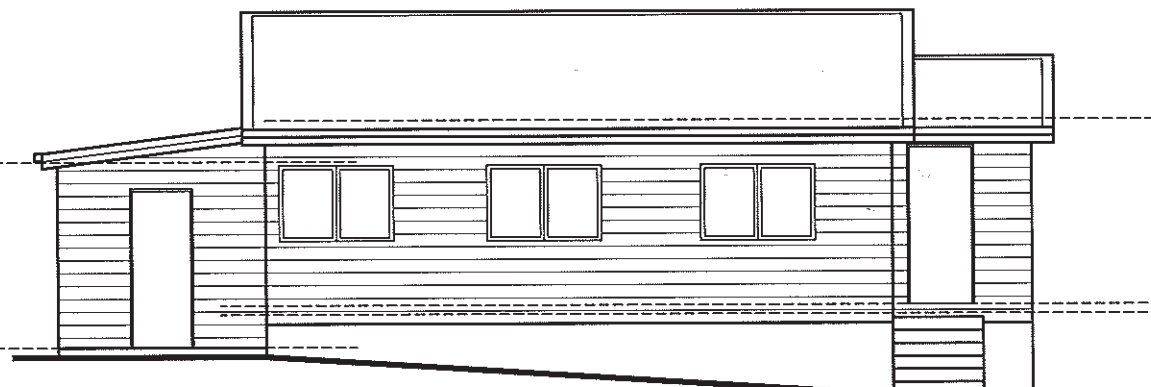
1119 2450



ELEVATION B



ELEVATION C



ELEVATION D

Title: Elevations of Existing
Building on 1414 Beenleigh Road

Drawing no: 6686 Sheet 4

project

location

1414 BEENLEIGH ROAD
KURABY

client

KURABY MOSQUE



osman
designpac

building designers and
architectural illustrators
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SCALE 1:100 (A3)
21/10/2009

DRAWN BY T. FIELD
SHEET 4 OF 4



GreenSmart
ACCREDITED DESIGNER

JOB
NUMBER
PRELIM.
6686

Received

29/11/2016

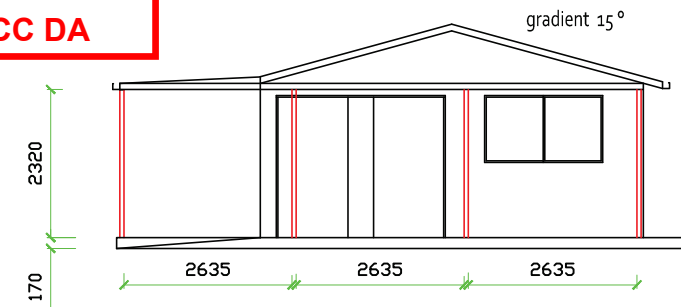
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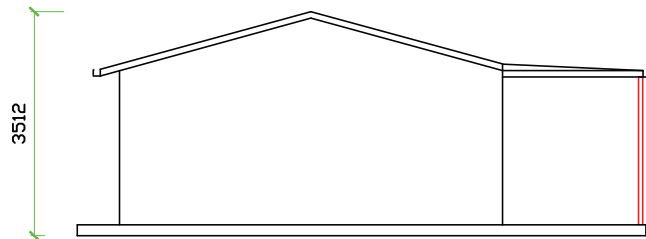
23/11/2017

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

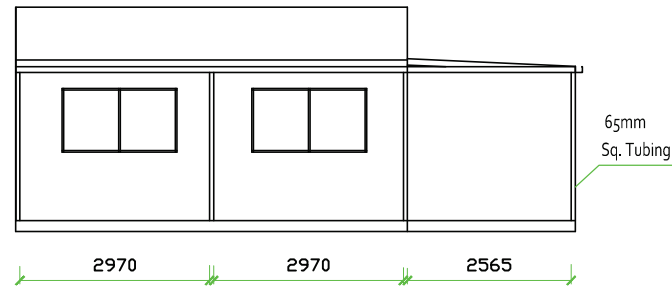
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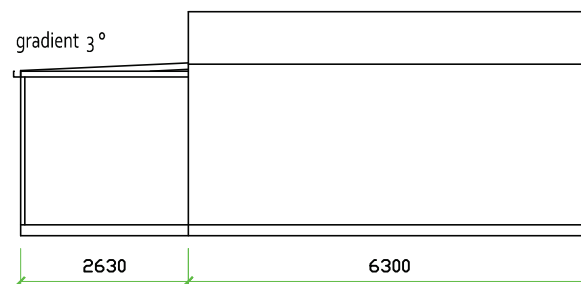
ELEVATION - D



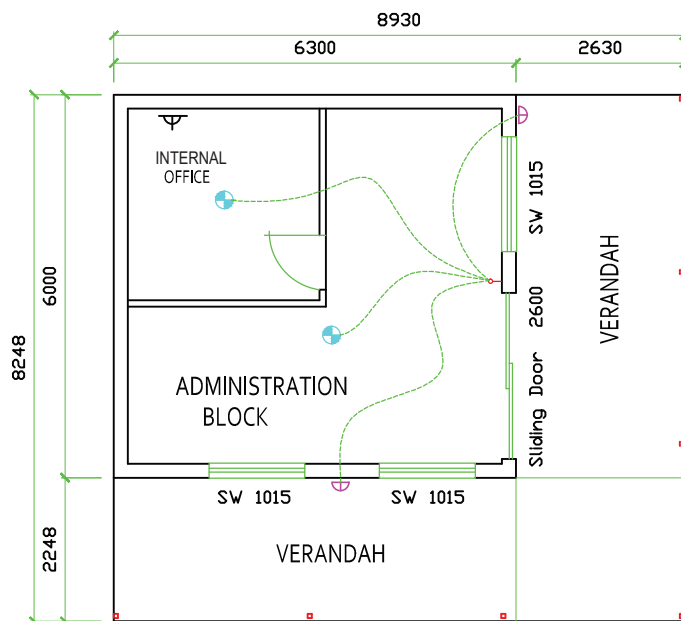
ELEVATION - C



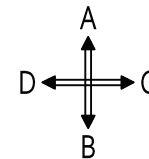
ELEVATION - A



ELEVATION - B



FLOOR PLAN ADMINISTRATION OFFICE



Electrical Legend	
	Switch
	Wall mounted light

AREA :-

ADMINISTRATION OFFICE = **GFA: 37.8sqm**

~~VERANDAH = 18.13Msq.~~

CONSTRUCTION / MATERIAL SCHEDULE

These drawings are to be read in conjunction with any supplementary engineer's documentation

Floors

- * 85 mm burnished concrete slab on ground

Ceilings

Not part of this approval

- * Eaves 5 mm FC sheet, no added insulation

Roof

- * Steel deck with R1.3 Anticon blanket
- * Colorbond sheeting

Ceiling fans

- * 1400 mm diameter ceiling fans

FLOOR PLAN AND ELEVATIONS
FOR EXISTING ADMINISTRATION
OFFICE FOR KURABY MOSQUE
AT 1412 BEENLEIGH ROAD,
KURABY, QUEENSLAND.

Date :- 03 - 09 - 2016

Drawn :- M. Khan

Scale :- 1 : 100 (A4)

Sheet :- 1 OF 1

DRG. No. 0012503

HAMZAR DESIGNS

Queensland

Tel: 0431959944

e-mail : mfkhan0786@hotmail.com

AMENDED IN RED

23/11/2017

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

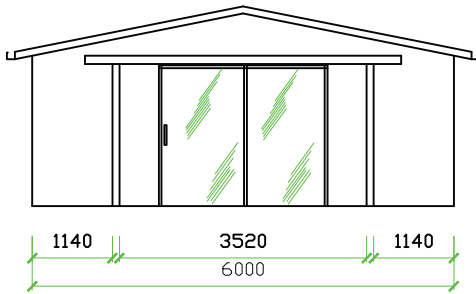
Dated: 25/05/2018

Roof gradient 11°

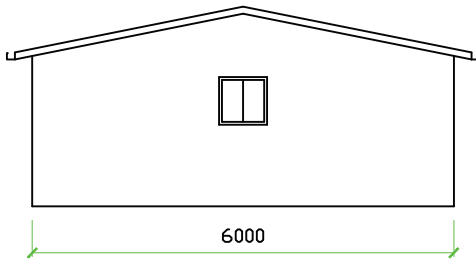
Received

29/11/2016

BCC DA

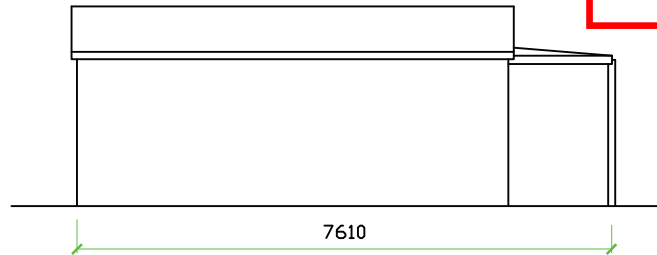


ELEVATION - D

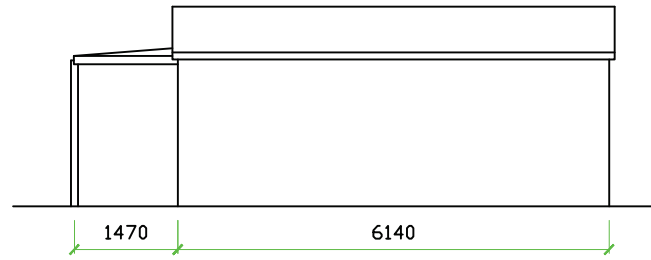


ELEVATION - C

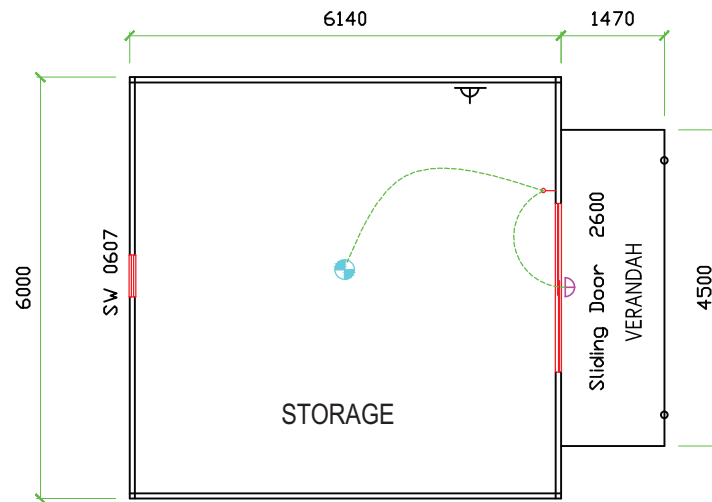
GFA: 36.84sqm



ELEVATION - A

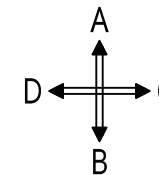


ELEVATION - B



FLOOR PLAN

Kitchen



CONSTRUCTION / MATERIAL SCHEDULE

These drawings are to be read in conjunction with any supplementary engineer's documentation

Floors

- * 85 mm burnished concrete slab on ground

Ceilings

Not part of this approval

Walls 90 mm concrete blockwork

Roof

- * Steel deck with R1.3 Anticon blanket
- * Colorbond sheeting

Ceiling fans

- * 1400 mm diameter ceiling fans

FLOOR PLAN AND ELEVATIONS

FOR EXISTING STORAGE /

~~MULTIPURPOSE ROOM~~

ON 1414 BEENLEIGH ROAD
KURABY, QUEENSLAND

Date :- 03 - 09 - 2016

Drawn :- M. Khan

Scale :- 1 : 100 (A4)

Sheet :- 1 OF 1

DRG. No. 0012504

HAMZAR DESIGNS

Queensland

Tel: 0431959944

e-mail : mfkhan0786@hotmail.com

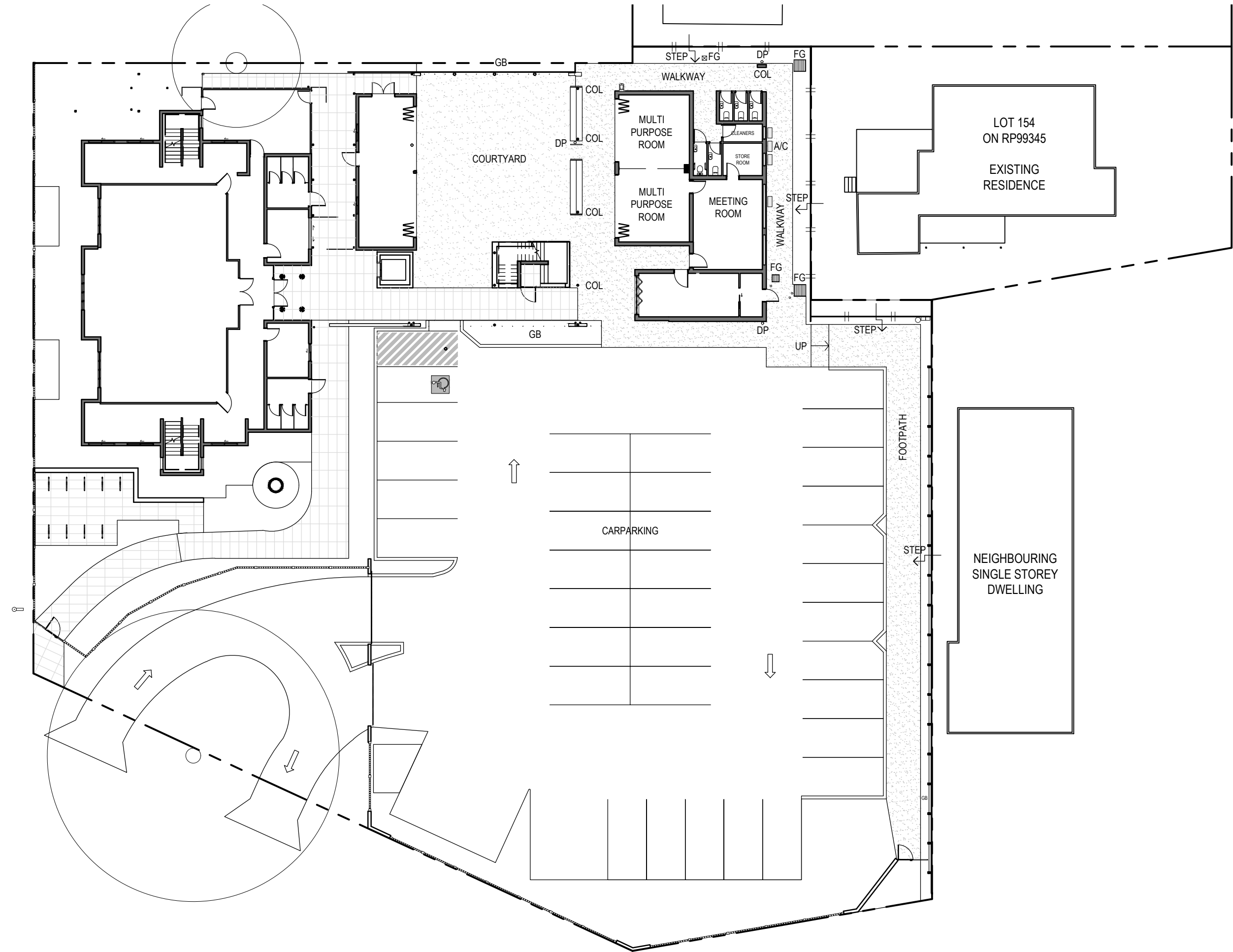
Electrical Legend

	Single switch	- 1
	Single wall plug socket	- 1
	Switch	- 1
	Wall mounted light	- 1

Not part of this approval

Part 3 – Plans

i. Amended Architectural Plans



LEGEND	
	SURFACES - CONCRETE PATHWAY
	STEP IN FINISHED LEVELS, HEIGHT AS NOTED ON PLANS
	ADJACENT SURFACES FLUSH
	FALL IN SURFACE LEVEL - GRADE AS NOTED
	1800mm HIGH COLORBOND FENCE
	1800mm VERTICAL BATTEN FENCE
COL	COLUMN - REFER STRUCT ENG. DETAILS
DP	DOWNPIPE
FG	FIELD GULLY
HT	HOSE TAP
R/T	RETAINING WALL
SCR	SCREEN

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
**KURABY
MOSQUE**

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**

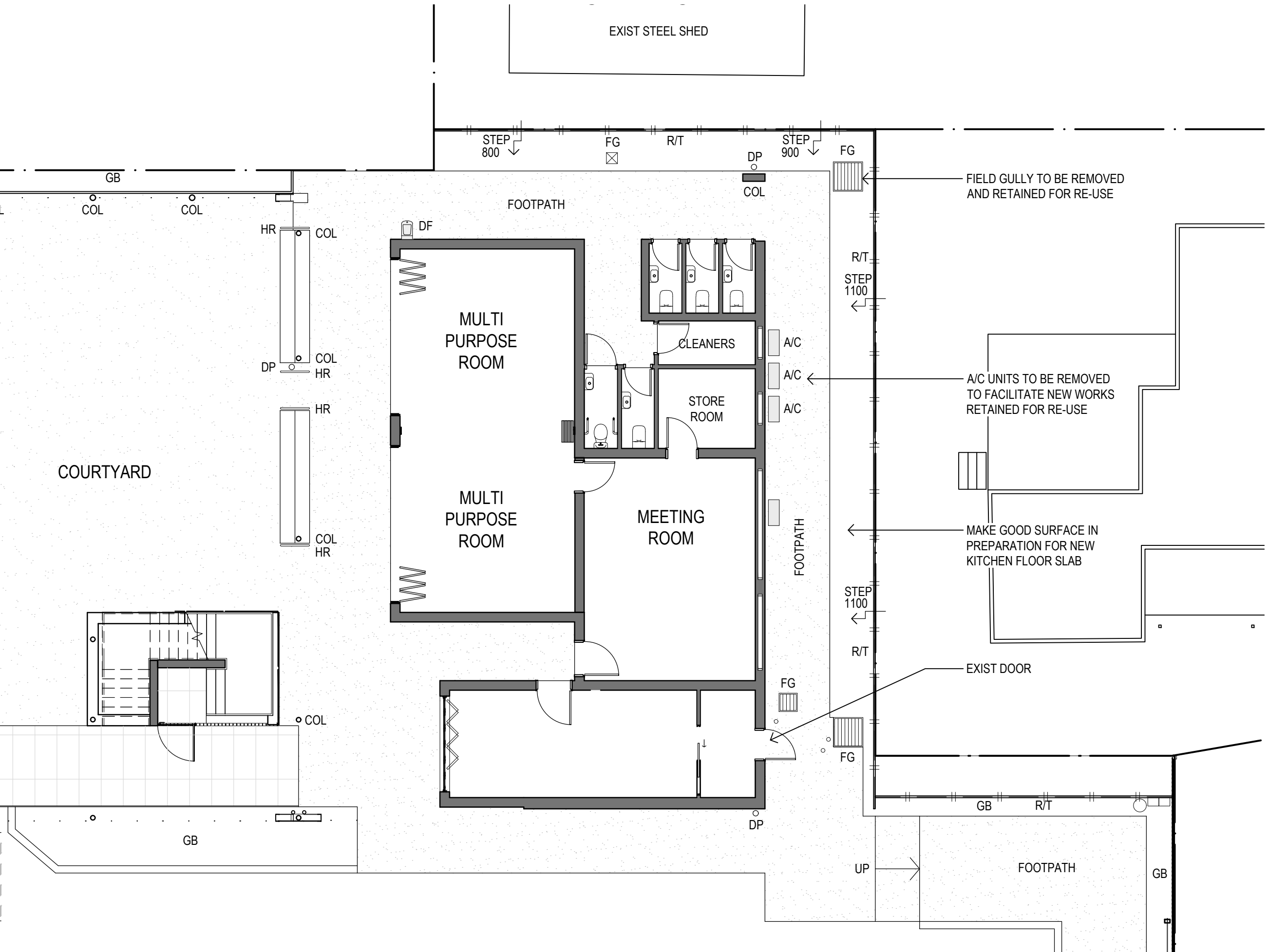


SCALE:
1:250@A3
DATE:
16 OCT 2025

THIS DRAWING:
**SITE / GROUND
PLAN
EXISTING**

PURPOSE:
CONCEPT

PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-101 (3)



LEGEND	
COL	COLUMN
DF	DRINK FOUNTAIN
DP	DOWNPIPE
FG	FIELD GULLY
GB	GARDEN BED
R/T	CONC SLEEPER RETAINING WALL

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
KURABY MOSQUE

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**

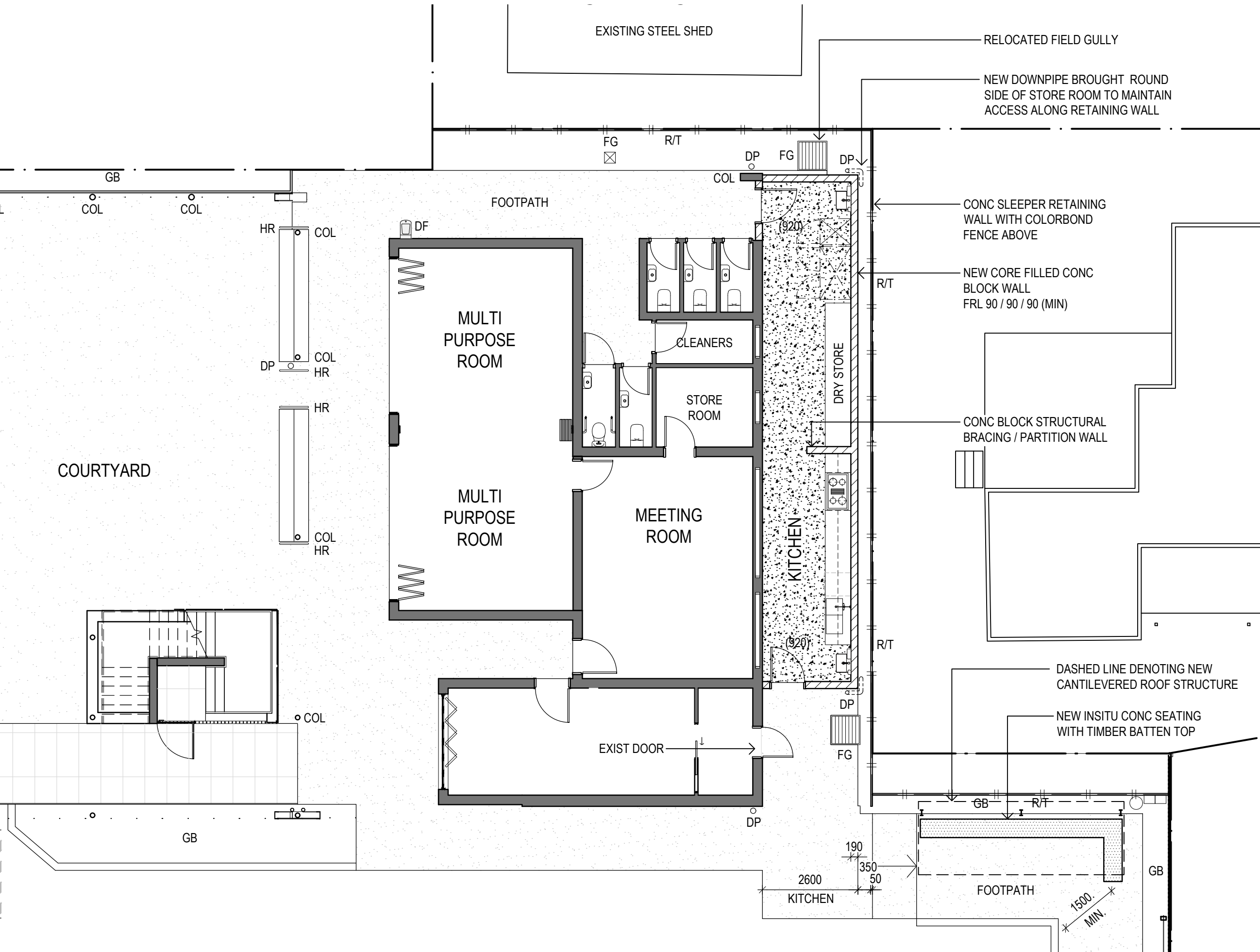


SCALE:
1:100@A3
DATE:
16 OCT 2025

THIS DRAWING:
**GROUND - EAST WING
PLAN
EXISTING**

PURPOSE:
CONCEPT

PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-201 (3)



LEGEND	
	SURFACES - CONCRETE
	WALL - BLOCK
COL	COLUMN
DF	DRINK FOUNTAIN
DP	DOWNSPIPE
FG	FIELD GULLY
GB	GARDEN BED
R/T	CONC SLEEPER RETAINING WALL

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
**KURABY
MOSQUE**

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**

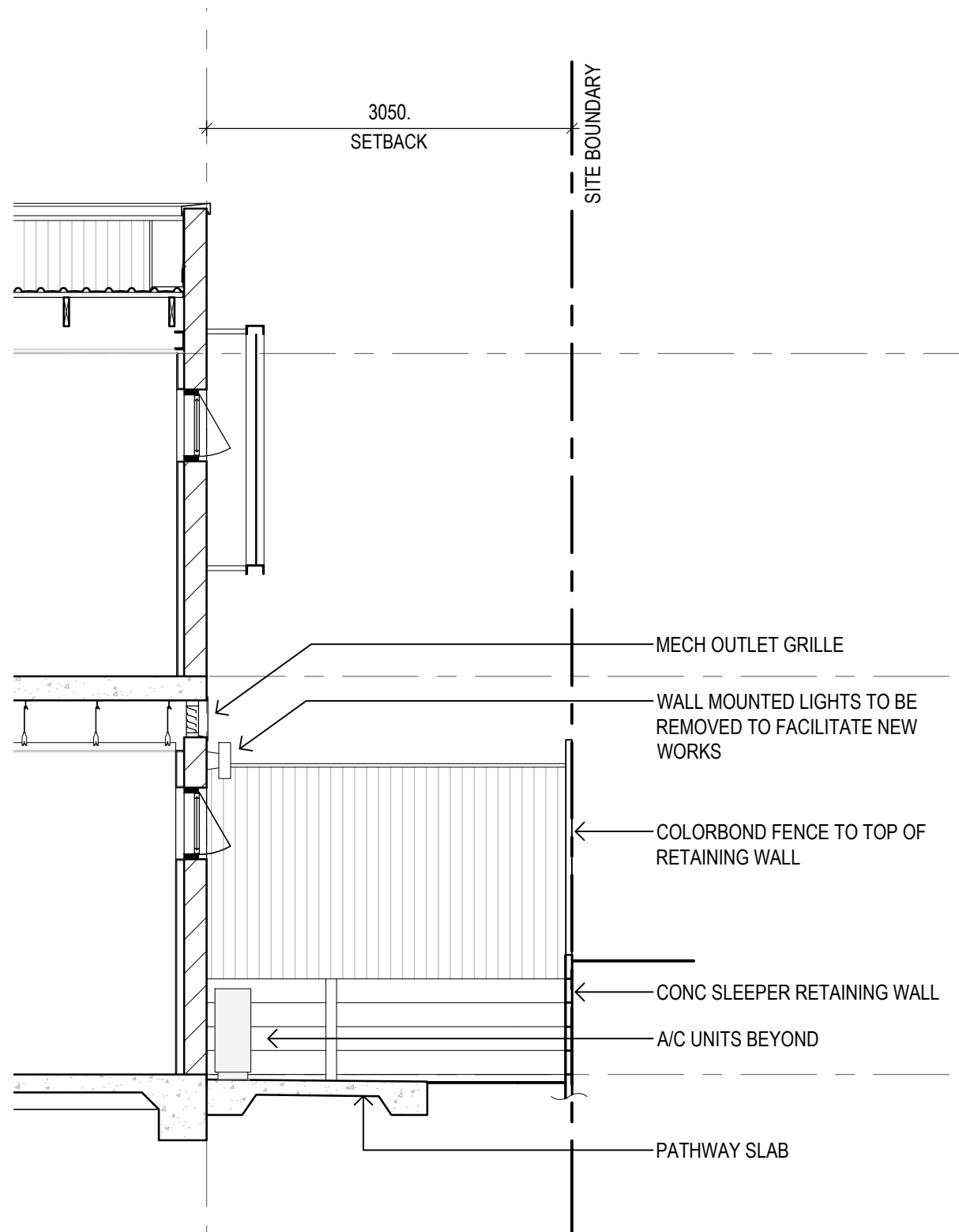


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DATE:
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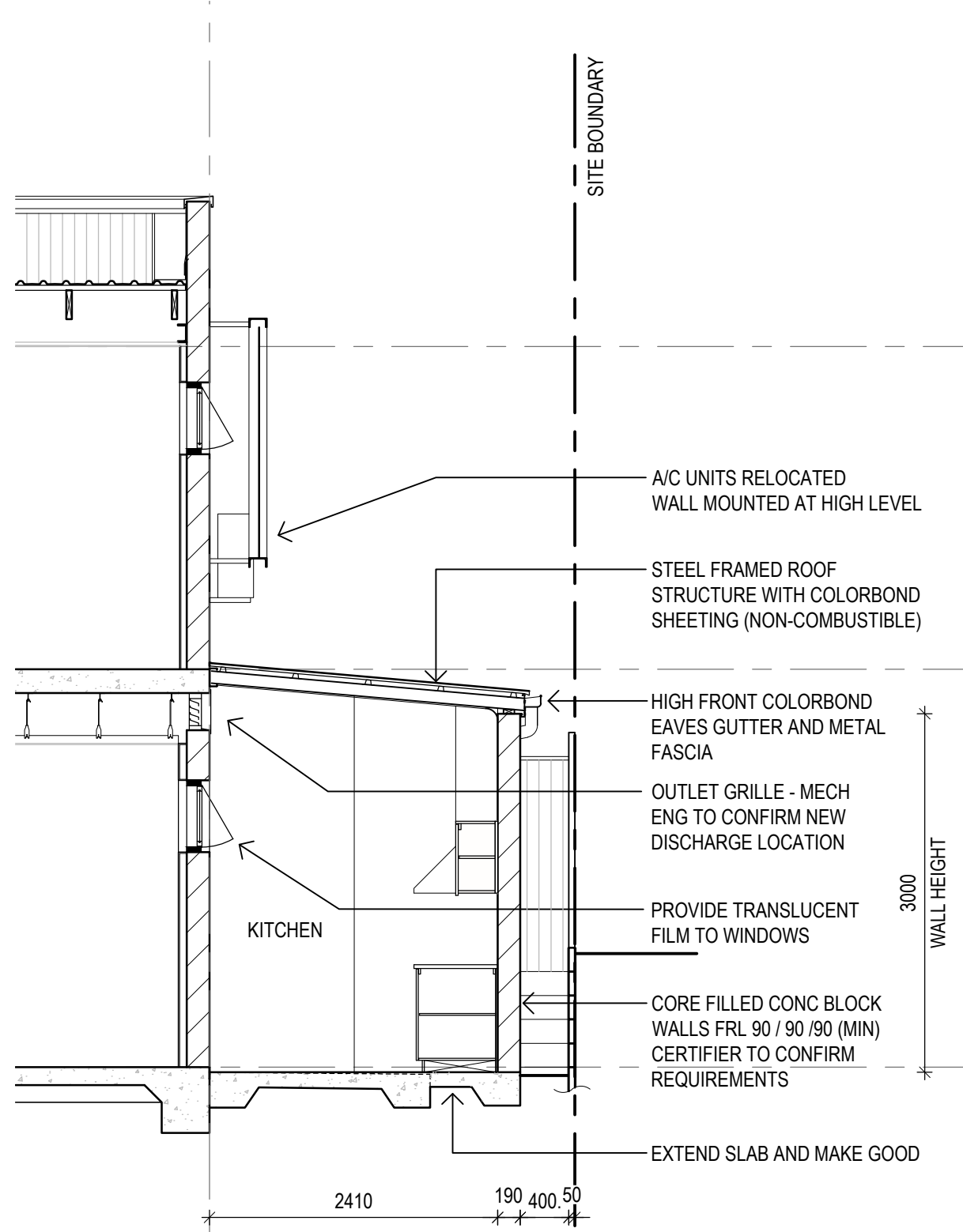
THIS DRAWING:
**GROUND - EAST WING
PLAN
PROPOSED**

PURPOSE:
CONCEPT

PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-211 (3)



1 SECTION EXISTING
SCALE 1:50



2 SECTION PROPOSED
SCALE 1:50

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
**KURABY
MOSQUE**

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**

NORTH:
SCALE:
1:50@A3
DATE:
16 OCT 2025

THIS DRAWING:
**SECTION
EXISTING AND PROPOSED**

PURPOSE:
CONCEPT

PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-401 (3)