

Notice of compliance with public notification requirements

Section 18.1 of the Development Assessment Rules

A006935362

ADC Group No 15 Pty Ltd C/- JFP Urban Consultants Pty Ltd
PO Box 3634
South Brisbane QLD 4101
07 3012 0100

Monday, 8 June 2026

Brisbane City Council (Justin Lynham)
GPO Box 1434
Brisbane QLD 4001

RE: Development application for a Development Permit for Reconfiguring a Lot (4 into 83 lots, New Road and Access Easements) and Preliminary Approval for Operational Work (Filling and Excavation)
69-73 Kraft Rd, 136-152 Laxton Rd & part 26 Trivior Street, Pallara QLD 4110
Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 & part Lot 1 on SP339110

Dear Justin,

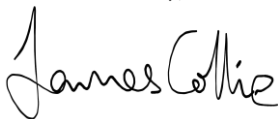
In accordance with section 18.1 of the Development Assessment Rules, I wish to advise that public notification for this development application was undertaken from **Friday 15 May 2026** to **Friday 5 June 2026** in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules.

I confirm the following public notification actions were undertaken for the above application:

- Published a notice in BuySearchSell on **Thursday 14 May 2026 (Attachment A)**; and
- Placed notice on the premises in the way prescribed under the Development Assessment Rules on **Thursday 14 May 2026 (Attachment B-E)**; and
- Notified the owners of all lots adjoining the premises the subject of the application on **Wednesday 13 May 2026 (Attachment F)**.

If you wish to discuss this matter further, please contact me on the above telephone number.


Yours faithfully,



JAMES COLLIE
TOWN PLANNER
JFP URBAN CONSULTANTS

buy search sell
.com.au

PROPOSED DEVELOPMENT



Proposed Development

Make a submission from
Friday 15 May 2026 to Friday 5 June 2026

Development Permit for Reconfiguring a Lot and Preliminary Approval for Operational Work

Where: 69-73 Kraft Rd, 136-152 Laxton Rd & part 26 Trivior St, Pallara QLD 4110

On: Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110

Approval sought: Development Permit for Reconfiguring a Lot (4 into 83 Lots, New Road and Access Easements) and Preliminary Approval for Operational Work (Filling and Excavation)

Application ref: A006935362

You may obtain a copy of the application and make a submission to:

The Assessment Manager Brisbane City Council
GPO Box 1434, Brisbane QLD 4001
DSPlanningSupport@brisbane.qld.gov.au
07 3403 8888
<https://developmenti.brisbane.qld.gov.au>

A copy of the application can be obtained from Brisbane City Council, located at 266 George Street, Brisbane QLD 4001 or the above website.

Public notification requirements are in accordance with the *Planning Act 2016*

📍 **Pallara QLD, Australia**

Map

Attachment B – Public notice on premises 14 May



Kraft Road frontage



Laxton Road frontage



Trivior Street frontage



Kraft Road frontage



Laxton Road frontage

S 180 SW 240 W 270
210
227°SW (T) -27.620448, 153.00687 ±1m ▲ 59m



Trivior Street frontage



Kraft Road frontage



Laxton Road frontage



Trivior Street frontage



Kraft Road frontage



Laxton Road frontage



Trivior Street frontage

Attachment F – Notice given to adjoining owners

13 May 2026

Job Ref: B3602-A8-DA26

Mr Wenjun Li
34 Trivior Street
PALLARA QLD 4110
via Express Post

Approval Sought in Respect of Land at 69-73 Kraft Rd, 136-152 Laxton Rd and part 26 Trivior St, Pallara QLD 4110 (Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110) – Applicant: ADC Group No 15 Pty Ltd C/- JFP Urban Consultants Pty Ltd - Council Ref: A006935362

Dear Sir/Madam,

Pursuant to Section 17.1(c) of the *Development Assessment Rules* a Development Application which requires Impact Assessment has been lodged with Brisbane City Council in respect of land that adjoins your land.

In accordance with the provisions of Section 17.1(a) of the *Development Assessment Rules*, please find a copy of the public notice enclosed.

The Application Notification period begins on Friday, 15 May 2026 and ends on Friday, 5 June 2026. Submissions may be made to the Assessment Manager, Brisbane City Council during the Notification Period.

Yours faithfully,



JAMES COLLIE
TOWN PLANNER
JFP URBAN CONSULTANTS



PROPOSED DEVELOPMENT HAVE YOUR SAY

Development Permit for Reconfiguring a Lot and Preliminary Approval for Operational Work

69-73 Kraff Rd, 136-152 Laxton Rd & part 26 Trivior St, Pallara QLD 4110
Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110

Approval sought: Development Permit for Reconfiguring a Lot (4 into 83 lots, New Road and Access Easements) and Preliminary Approval for Operational Work (Filling and Excavation)

Application reference: A006935362

Make a submission: Friday 15 May 2026 to Friday 5 June 2026



Lot size and frontage
Min. 300m² & 10m



Building Height
Not Applicable.



Setbacks
Please refer to Plans.



Site Cover
Please refer to Plans.



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- 07 3403 8888

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To be eligible for appeal rights under the Planning Act 2016, submissions must be received within the period to make a submission stated above.

13 May 2026

Job Ref: B3602-A8-DA26

Mr Rohan Khanna & Mrs Tanya Khanna
46 Trivior Street
PALLARA QLD 4110
via Express Post

Approval Sought in Respect of Land at 69-73 Kraft Rd, 136-152 Laxton Rd and part 26 Trivior St, Pallara QLD 4110 (Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110) – Applicant: ADC Group No 15 Pty Ltd C/- JFP Urban Consultants Pty Ltd - Council Ref: A006935362

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2026**



Lot size and
frontage
Min. 300m² & 10m



Building Height
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Setbacks
Please refer to
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13 May 2026

Job Ref: B3602-A8-DA26

Penfold Kraft Pty Ltd
C/- Ms Suzy Woodward
20 Hatherton Crescent
CARINDALE QLD 4152
via Express Post

Approval Sought in Respect of Land at 69-73 Kraft Rd, 136-152 Laxton Rd and part 26 Trivior St, Pallara QLD 4110 (Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110) – Applicant: ADC Group No 15 Pty Ltd C/- JFP Urban Consultants Pty Ltd - Council Ref: A006935362

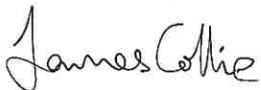
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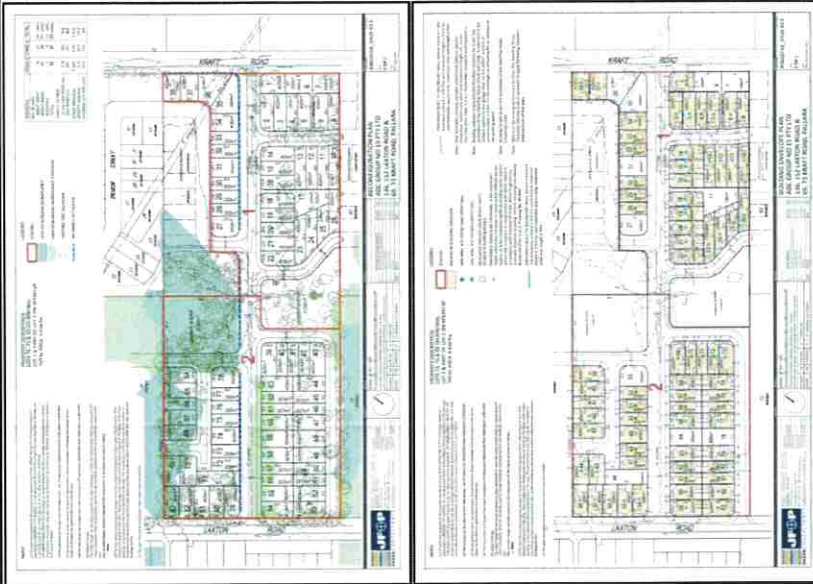
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13 May 2026

Job Ref: B3602-A8-DA26

Mr Kiran Khanal & Mrs Binita Paudyal Khanal
54 Trivior Street
PALLARA QLD 4110
via Express Post

Approval Sought in Respect of Land at 69-73 Kraft Rd, 136-152 Laxton Rd and part 26 Trivior St, Pallara QLD 4110 (Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110) – Applicant: ADC Group No 15 Pty Ltd C/- JFP Urban Consultants Pty Ltd - Council Ref: A006935362

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Lot size and frontage
Min. 300m² & 10m



Building Height
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Setbacks
Please refer to Plans.



Site Cover
Please refer to Plans.



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13 May 2026

Job Ref: B3602-A8-DA26

Ms Chung-Jung Hsu & Mr Tzu-Ning Hsu
C/- Park Avenue Realty
65 Skyview Avenue
ROCHEDALE QLD 4123
via Express Post

Approval Sought in Respect of Land at 69-73 Kraft Rd, 136-152 Laxton Rd and part 26 Trivior St, Pallara QLD 4110 (Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110) – Applicant: ADC Group No 15 Pty Ltd C/- JFP Urban Consultants Pty Ltd - Council Ref: A006935362


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JAMES COLLIE
TOWN PLANNER
JFP URBAN CONSULTANTS

Sender to keep
02 01008 25345 10060 30998



PROPOSED DEVELOPMENT HAVE YOUR SAY

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Setbacks
Please refer to
Plans.



Site Cover
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13 May 2026

Job Ref: B3602-A8-DA26

Brisbane City Council
C/- Land Use Management Team, Asset Management
GPO Box 1434
BRISBANE QLD 4001
via Express Post

Approval Sought in Respect of Land at 69-73 Kraft Rd, 136-152 Laxton Rd and part 26 Trivior St, Pallara QLD 4110 (Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110) – Applicant: ADC Group No 15 Pty Ltd C/- JFP Urban Consultants Pty Ltd - Council Ref: A006935362

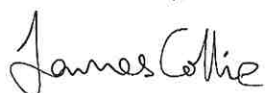
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Min. 300m² & 10m



Building Height
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Setbacks
Please refer to Plans.



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13 May 2026

Job Ref: B3602-A8-DA26

Mr Harvey Lap Tieu & Ms Lili Duan
38 Trivior Street
PALLARA QLD 4110
via Express Post

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JAMES COLLIE
TOWN PLANNER
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▲
Lift & Peel

Sender to keep

02 01008 25344 90060 30995



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13 May 2026

Job Ref: B3602-A8-DA26

Mr Vincent Praveen Chand & Ms Nattaphon Photilak
28 Trivior Street
PALLARA QLD 4110
via Express Post

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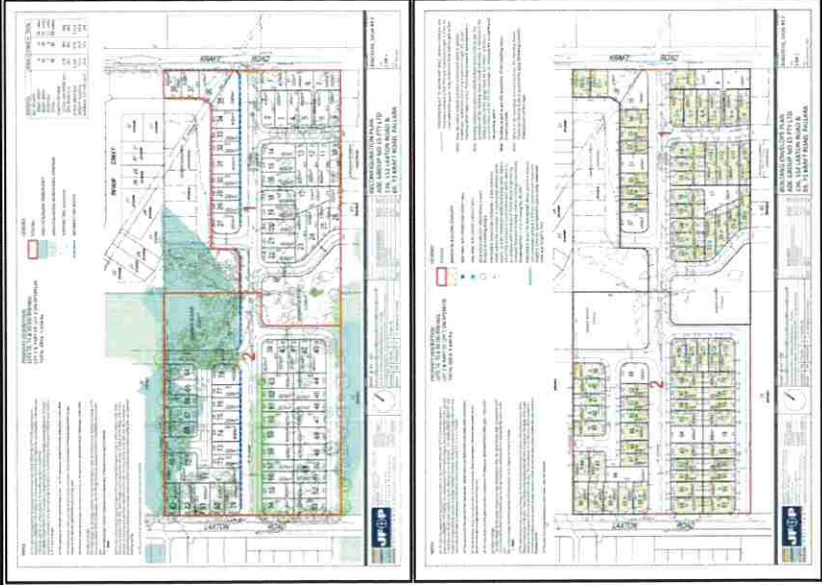
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13 May 2026

Job Ref: B3602-A8-DA26

Mr Keun Soo Han and Mrs Ja Hee Han
120 Laxton Road
PALLARA QLD 4110
via Express Post

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Mrs Barkha Karan Kapur & Mr Karan Shashikant Kapur
44 Trivior Street
PALLARA QLD 4110
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Ms Nikita K C & Mr Rajesh Poudel
32 Trivior Street
PALLARA QLD 4110
via Express Post

Approval Sought in Respect of Land at 69-73 Kraft Rd, 136-152 Laxton Rd and part 26 Trivior St, Pallara QLD 4110 (Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110) – Applicant: ADC Group No 15 Pty Ltd C/- JFP Urban Consultants Pty Ltd - Council Ref: A006935362

Dear Sir/Madam,

Pursuant to Section 17.1(c) of the *Development Assessment Rules* a Development Application which requires Impact Assessment has been lodged with Brisbane City Council in respect of land that adjoins your land.

In accordance with the provisions of Section 17.1(a) of the *Development Assessment Rules*, please find a copy of the public notice enclosed.

The Application Notification period begins on Friday, 15 May 2026 and ends on Friday, 5 June 2026. Submissions may be made to the Assessment Manager, Brisbane City Council during the Notification Period.

Yours faithfully,



JAMES COLLIE
TOWN PLANNER
JFP URBAN CONSULTANTS



PROPOSED DEVELOPMENT HAVE YOUR SAY

Development Permit for Reconfiguring a Lot and Preliminary Approval for Operational Work

69-73 Kraff Rd, 136-152 Laxton Rd & part 26 Trivior St, Pallara QLD 4110
Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on
SP339110

Approval sought: Development Permit for Reconfiguring a Lot (4 into 83 lots,
New Road and Access Easements) and Preliminary Approval for Operational
Work (Filling and Excavation)

Application reference: A006935362

**Make a submission: Friday 15 May 2026 to Friday 5 June
2026**



Lot size and
frontage
Min. 300m² & 10m



Building Height
Not Applicable.



Setbacks
Please refer to
Plans.



Site Cover
Please refer to Plans.



For further information and to view a copy of the application, contact:

- The Assessment Manager, Brisbane City Council
- <https://development1.brisbane.qld.gov.au/>
- 07 3403 8888

Submissions can be made to:

- The Assessment Manager, Brisbane City Council
- GPO Box 1434, Brisbane QLD 4001
- DSPlanningSupport@brisbane.qld.gov.au

To be eligible for appeal rights under the Planning Act 2016, submissions must be received within
the period to make a submission stated above.



13 May 2026

Job Ref: B3602-A8-DA26

Stunning View Property Trust
C/- Stunning View Pty Ltd As Trustee
8 Hill Street
SPRING HILL QLD 4000
via Express Post

Approval Sought in Respect of Land at 69-73 Kraft Rd, 136-152 Laxton Rd and part 26 Trivior St, Pallara QLD 4110 (Lot 2 on SP339110, Lots 92, 75 and 74 on RP87803 and part Lot 1 on SP339110) – Applicant: ADC Group No 15 Pty Ltd C/- JFP Urban Consultants Pty Ltd - Council Ref: A006935362

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