

## DECISION BY DELEGATE OF COUNCIL

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SUBMISSION BY Ben Clothier

### SITE:

<b>Address of Site:</b>	42 PIONEER CRES BELLBOWRIE QLD 4070
<b>Real Property Description:</b>	L184 RP.226054
<b>Area of Site:</b>	2200 m <sup>2</sup>
<b>Zone:</b>	LOW DENSITY RESIDENTIAL ZONE
<b>Name of Ward:</b>	Pullenvale

### APPLICATION:

<b>Aspects of Development:</b>	DA - PA - Reconfiguring a Lot – Development Permit
<b>Description of Proposal:</b>	Reconfiguring a lot (1 into 2)
<b>Applicant:</b>	Zane Bennett C/- Saunders Havill Group Pty Ltd 9 Thompson Street BOWEN HILLS QLD 4006
<b>Application Reference:</b>	A006977874
<b>Application Made Date:</b>	18 March 2026

### DECISION on development application

1. Having considered the application and assessment detailed above, I am satisfied that the application accords with the requirements of the *Planning Act 2016* where applicable and as such:
  - (a) approve the application in accordance with the attached development approval package
  - (b) approve the infrastructure charges in accordance with the attached Infrastructure Charges Notice

And direct that:

2. the applicant be advised of the decision
3. the Infrastructure Charges Notice for Community Purposes, Stormwater and Transport be given
4. the Central SEQ Distributor-Retailer Authority be advised of the decision
5. the local Ward Councillor be advised of the decision
6. the notice about the decision be published on the website.

Dated 28 May 2026



**Joe McShane**  
Principal Urban Planner  
Planning Services North  
**As DELEGATE of Council**