

## DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Bijal Shah

### SITE:

<b>Address of Site:</b>	317 STAFFORD RD STAFFORD QLD 4053
<b>Real Property Description:</b>	L1 RP.158655
<b>Area of Site:</b>	3803 m <sup>2</sup>
<b>Zone:</b>	LOW MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX) ZONE
<b>Name of Ward:</b>	Marchant

### APPLICATION:

<b>Aspects of Development:</b>	DA - PA - Building Work – Development Permit
<b>Aspects of Development:</b>	DA - PA - Material Change of Use – Development Permit
<b>Description of Proposal:</b>	Request to change approval under PA s82 (Other Change)Health Care Service, Food and Drink Outlet, Shop and Warehouse.
<b>Applicant:</b>	Elouera Health Pty Ltd C/- Mewing Planning Consultants GPO Box 1506 BRISBANE QLD 4001
<b>Application Reference:</b>	A006915428
<b>Application Made Date:</b>	19 December 2025

### DECISION on change application

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

And direct that:

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

Dated 12 June 2026



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