

# DECISION BY DELEGATE OF COUNCIL CHANGE APPLICATION – s81 Minor Change

SUBMISSION BY Erik Christensen

## SITE:

<b>Address of Site:</b>	211 NORRIS RD BRACKEN RIDGE QLD 4017, 219 NORRIS RD BRACKEN RIDGE QLD 4017, U 35 THE GROVE ON GAWLER 27 GAWLER CRES BRACKEN RIDGE QLD 4017
<b>Real Property Description:</b>	L1/47 on SP.191882, L35 SP.191882, L0 SP.191882 (former lots described as L4 RP.78240, L5 RP.78240 now retired)
<b>Area of Site:</b>	20400 m <sup>2</sup>
<b>Zone:</b>	LOW DENSITY RESIDENTIAL ZONE
<b>Name of Owner:</b>	Mr Glen Scott Williams & Mrs Maria Williams, Body Corporate for "The Grove on Gawler" CTS.37738
<b>Name of Ward:</b>	Bracken Ridge, Bracken Ridge, Bracken Ridge, Bracken Ridge

## APPLICATION:

<b>Aspects of Development:</b>	DA - IPA - Carry Out Building Work – Development Permit and Preliminary Approval
<b>Aspects of Development:</b>	DA - IPA - Material Change of Use – Development Permit and Preliminary Approval
<b>Aspects of Development:</b>	DA - IPA - Reconfigure a Lot – Development Permit
<b>Description of Proposal:</b>	Request to change the development approval under s81 of the <i>Planning Act 2016</i> : Reconfiguring a Lot (2 into 2, Park and Road), Multi-Unit Dwelling (47 Units)
<b>Description of Proposal:</b>	Request to change the development approval under s81 of the <i>Planning Act 2016</i> : Reconfiguring a Lot (2 into 2, Park and Road), Multi-Unit Dwelling (47 Units)
<b>Description of Proposal:</b>	Request to change the development approval under s81 of the <i>Planning Act 2016</i> : Reconfiguring a Lot (2 into 2, Park and Road), Multi-Unit Dwelling (47 Units)
<b>Applicant:</b>	Glen Williams, Maria Williams C/- Pronto Building Approvals 53 Gillan Street NORMAN PARK QLD 4170
<b>Application Number:</b>	A006981957
<b>Paid is Made Date:</b>	23 March 2026
<b>Properly Made Date:</b>	29 April 2026

## DECISION on change application

1. Having considered the application detailed above, I am satisfied that the application to change the existing approval accords with the requirements of the *Planning Act 2016* and as such approve the change application in accordance with the attached development approval package.

And direct that:

2. the applicant be advised of the decision
3. the Central SEQ Distributor-Retailer Authority be advised of the decision

Dated **4 June 2026**



**Maisie Tang**  
Principal Urban Planner  
Planning Services North  
**As DELEGATE of Council**