



**City Planning & Sustainability
Development Services**

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

Dedicated to a better Brisbane

23 October 2024

Kenny Jap
C/- Reel Planning Pty Ltd
1/9 Camford Street
MILTON QLD 4064

ATTENTION: Tim O'Leary

Application Reference: A006625212
Address of Site: 288 ALBANY CREEK RD BRIDGEMAN DOWNS QLD 4035

Dear Tim,

RE: Confirmation Notice under the *Planning Act 2016*

I refer to the above application that the Council received on 09 October 2024 and advise that I have been appointed as Council's assessment manager for the application. Please find attached the confirmation notice in accordance with the requirements of the *Planning Act 2016*. I would appreciate it if you would check the attached notice and contact me if any of the information is incorrect or incomplete.

I anticipate that I will be able to advise you of the progress of your application within 10 business days.

The Principal Urban Planner is the delegate appointed by Council to determine the application.

Referral agencies have been identified for this application. You are required to give a copy of the development application and the confirmation notice to each referral agency within 10 business days starting the day after receiving this notice.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,

Lisa Richardson
Senior Urban Planner
Planning Services North
Phone: 07 3178 8544
Email: lisa.richardson@brisbane.qld.gov.au
Development Services
Brisbane City Council

Confirmation Notice

(Development Assessment Rules under section 68(1) of the *Planning Act 2016*)

This is a confirmation notice given under Chapter 1, Part 1, Section 2 of the Development Assessment Rules.

APPLICANT DETAILS

Name of Applicant: Kenny Jap
Applicant Address: Kenny Jap
C/- Reel Planning Pty Ltd
1/9 Camford Street
MILTON QLD 4064

SITE DETAILS

Address of Site: 288 ALBANY CREEK RD BRIDGEMAN DOWNS QLD
4035
Real Property Description: L2 RP.138914
City Plan Zone: EMERGING COMMUNITY ZONE
Owner: Mr Kenny Fu Fa Jap
Ward: McDowall

APPLICATION DETAILS

Application Reference Number: A006625212
Application Made Date: 09 October 2024
Properly Made Date: 09 October 2024

DETAILS OF APPLICATION SOUGHT

Aspect of Development: DA - PA - Reconfiguring a Lot (ref DARL455373124)
Nature Application: Development Permit
Activity: Subdivision of Land
Description of Proposal: Reconfiguring a lot (1 into 23 lots)

PUBLIC NOTIFICATION

Chapter 1, Part 4 of the Development Assessment Rules (public notification) is applicable to the development application. Public notification is to be carried out for this development application in accordance with the requirements set out in Chapter 1, Part 4 of the Development Assessment Rules. The public notification period for the development application must be a period of **at least 15 business days** in accordance with section 53(4)(b) of the *Planning Act 2016*.

In accordance with the public notice requirements of the Development Assessment Rules, you must give public notice by—

- (a) publishing a notice in a hard copy or online newspaper circulating in the area of the premises the subject of the application; and
- (b) placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day; and

- (c) giving notice to the adjoining owners of all lots adjoining the premises the subject of the application.

You must give notice to the assessment manager of the intended start date of public notification.

Schedule 3 of the Development Assessment Rules prescribes the way in which public notice must be given.

REFERRAL AGENCIES

Based on the information provided by the applicant in the approved forms, Chapter 1, Part 2 of the Development Assessment Rules is applicable to the development application.

The following referral agencies were identified for this application:

State Assessment & Referral Agency
PO Box 15009
CITY EAST QLD 4002

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager – otherwise the application will lapse under Chapter 1, Part 7, Section 31 of the Development Assessment Rules.

INFORMATION REQUEST

An information request may be made by the Council within 10 business days or a further period agreed between the applicant and the Council.