

Our Ref: BNE210189

15 April 2026

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Planning Services East

Dear Sir/Madam,

Development Application No.:	A006224917 (Original reference A003092833)
Property Location:	607 Lytton Road, Murarrie QLD 4172
Property Description:	Lot 5000 on SP337840 (<i>historically Lot 500 on SP193916</i>)
Development:	Development Permit for Material Change of Use; and Preliminary Approval for Building Work – Industry and Warehouse
Request Type:	Request to extend relevant period (PA s86)
Client:	Cannon Hill Developments Pty Ltd

As prescribed under Section 86 of the *Planning Act 2016* (“PA”) we hereby make a formal extension application for the above approval for a Development Permit for Material Change of Use and Preliminary Approval for Building Works – Industry and Warehouse (Council Reference: A006224917, original reference A003092833). This request is made on behalf of the client, who requires an extension to the relevant period to allow for the orderly delivery of the approved development.

It is noted that the development approval has included numerous change approvals, with the applicant recently obtaining a compliance permit for operational works – earthworks. The applicant has enacted the operational works approval with these works completed. The applicant has also constructed the approved acoustic fence along the south-east boundary of the site. The applicant has also submitted a new development application for an alternative design, which is discussed in detail below.

To enable the orderly delivery of the approved development, the following extension is sought:

- Development Permit for Material Change of Use and Preliminary Approval for Building Works – extension request for two (2) years, being until 6 July 2028 (*for clarification of approval timeframes refer ‘Development History’ below*)

The additional time requested for the approval is to facilitate the orderly delivery of the development on the site.

Section 87 of the PA relates to assessing and deciding extension applications. Subsection (1) states: *When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application.* Matters that are considered relevant by the applicant include:

- The application and approval history and status of the site;
- Historical and current planning considerations; and
- Community awareness and on-site works.

1. Development Approval History

The development site is subject to numerous approvals and extensions, as discussed in detail below.

The Park Hill Village site was previously utilised for a range of industrial uses, the most notable being the old Cannon Hill Saleyard. The site was amalgamated by the Queensland Government in the early 1990's and was purchased by the current owner, Cannon Hill Developments Pty Ltd, in 1997 for the establishment of the Park Hill Village development and integrated community. On 8 September 1997, Brisbane City Council approved a development application to amend the Planning Scheme to allow the rezoning of the land from the General Industry and Light Industry zoning to Residential, Open Space, and Future Urban zones. Lot 500, the subject site, was designated for a future Service Station within the masterplan (refer to **Figure 1** below). The site was subject to a 'rezoning approval' from General Industry Zone to Particular Development (Service Station and Shop) on 6 January 1999.



Figure 1 Park Hill Village Masterplan

On 1 October 2009, Council issued an approval for an application for a Development Permit for Material Change of Use and Building Work for Light Industry (Warehouse), Shop and Restaurant over land at Lot 500 on SP193916 (Council Reference: A002110187). This approval included three (3) separate buildings with heights ranging 2-3 storeys and comprised eleven (11) large tenancies fronting Barrack Road and Lytton Road (**Figure 2**).

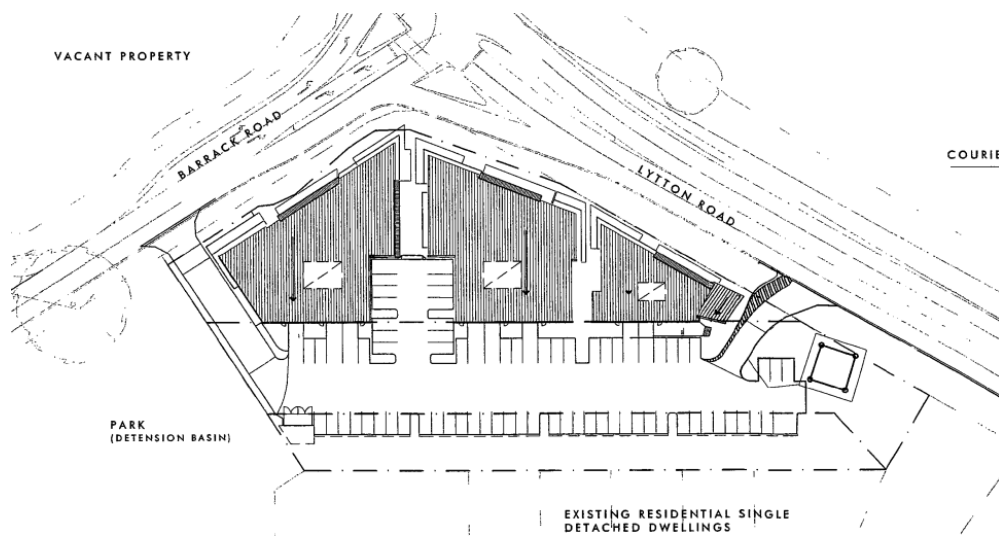


Figure 2 Approved Site Plan (A002110187)

On 6 July 2012, Council granted approval for an application for a Development Permit for Material Change of Use and Building Work for Industry (Light Industry), Warehouse, Shop, and Restaurant (Café) (Council Reference: A003092833). The approval comprised nine (9) warehouse tenancies and three (3) retail tenancies concentrated along Barrack Road and Lytton Road, car parking located at the south-eastern portion of the site, and general landscaping. The development was divided into three (3) stages, with the access and car parking to be delivered within the first stage. **Figure 3** below identifies the approved ground level layout.

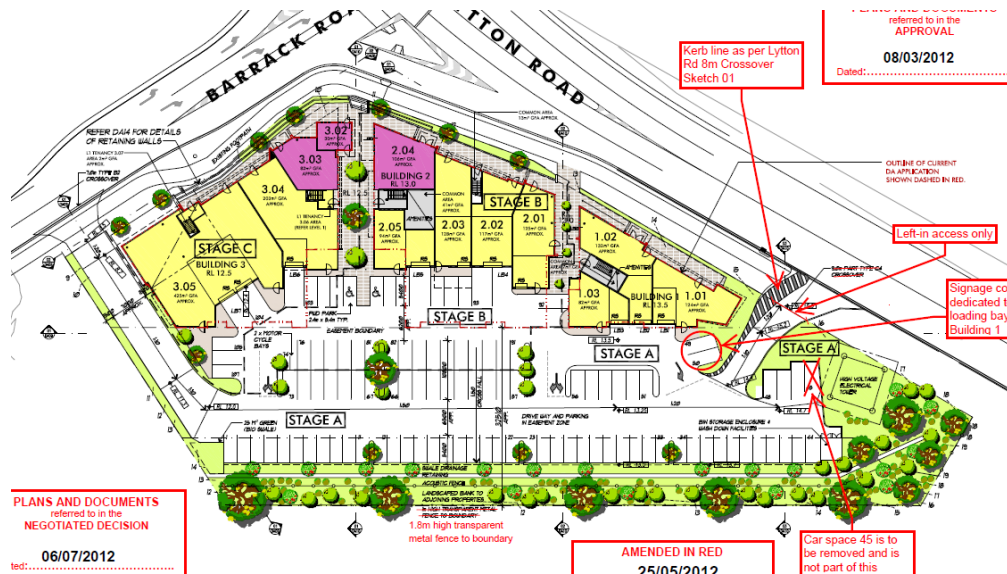


Figure 3 Original Approved Plan (A003092833)

The applicant sought a change to the approval, which was granted on 4 June 2015, and involved the consolidation of the tenancies into two (2) buildings with large floor plates to be delivered in two (2) stages and removed the retail component (Council Reference: A004114968). **Figure 4** below identifies the approved ground level layout. It is noted that the applicant has also obtained multiple extension of the currency period approvals, with the most recent approval granting an extension until 6 July 2024 (Council Reference: A005906320).

Submitter Issue	Council Response
<p>Proposal contradicts the following sections of the Strategic Plan:</p> <p>a) Section 3.2 The application reduces the scenic landscape of the local area</p> <p>b) Section 3.2.2.2(b) the ecological and aesthetic value of the park will be greatly diminished.</p> <p>c) Section 3.2.2.4(a) The character of the park will be greatly diminished</p> <p>d) Section 3.2.2.4(c) the visual boundary between the site and the residential estate will not contribute to scenic diversity and not enhance visual appeal</p> <p>e) Section 3.2.2.3(a) The application will result in an increase in noise pollution in the local neighbourhood</p> <p>f) Section 3.3.2.2(g) the application is inconsistent with land use in the local area</p> <p>g) Section 3.3.2.2(f) The application will result in use of neighbourhood roads by traffic</p>	<p>a) The site is designated for a urban purpose and the proposal is consistent with this intent</p> <p>b) The site does not contain a park and will not significantly impact on the appearance or ecological value of the adjoining park</p> <p>c) The character of the park will not be affected by the proposed development.</p> <p>d) The applicant has provided a landscaped and mounded buffer to the adjoining residential area to improve the visual appearance of the site.</p> <p>e) The conditions of development have set hours of operation that will ensure minimal impact on the residential area. The site is within an urban area and some increase in noise can be expected.</p> <p>f) The site is not considered suitable for residential use given the site constraints. Use of the site for the purposes of light industry, warehousing, shop and restaurant will provide local services to the area.</p> <p>g) The site is not expected to generate significant numbers of vehicles. The site is located on an arterial route.</p>
<p>There is enough industrial land in the area so that it is not necessary to convert further residential land.</p>	<p>Although the land is classified as LMR its position on Lytton Rd, an electricity easement and proximity to existing industrial development makes it unsuitable for residential development. A previously approved master plan proposes a service station for the site.</p>
<p>The area is a residential area and not an industrial area.</p>	<p>The site is close to an existing industrial area and there are industrial developments along Lytton Rd. The site is not considered suitable for residential development due to its position on a major road and its proximity to existing industrial development. It also has an electricity easement through it further reducing its suitability as a residential site.</p>
<p>The development site is zoned residential and buyers were not aware of the potential for this type of development.</p>	<p>The site is not considered suitable for residential development and was identified as the site for a petrol station in the Master Plan.</p>

- The approval as changed from time to time since 2009 was considered to comply with the *City Plan 2000* desired environmental outcomes, the previous Cannon Hill District Neighbourhood Plan, and the River Gateway Local Plan (draft at the time of lodgement of the 2011 approval);
- The subject site, as previously noted in earlier decision making is directly adjoining sites included in the Industrial Zone. The subject site is located on the southern side of Lytton Road, with the northern side of Lytton Road identified as being a Major Industry Area within the Strategic Framework Map SFM-002;
- The approval for a non-residential use on the site is consistent with section 3.7.3 Element 5.2 – Brisbane’s Major Industry Areas, in so far that the approval provides a buffer, in regard to reduction in the intensity of uses from the major industrial area as per item L8.1. It is considered that the balance of the estate has been clearly oriented away from Lytton Road, with lots to the east gaining access from Emerald Street having a retained vegetated buffer to Lytton Road, to ameliorate the impacts of the industrial area to the north, noise from Lytton Road, and the retained powerline easement. Consistent with Council’s decision making, the overhead powerline easement reduces the achievable residential amenity on the site, affecting a large portion of the site. The subject site is a balance lot that is not readily associated or provided with the same level of amenity as the lots adjoining the site to the south and east;

- The approved development provides necessary acoustic amelioration, to be delivered as part of the approved development, with the inclusion of an acoustic fence in lieu of the existing earth mount.

4. Community Awareness and On-Site Works

As noted above, the subject site has benefitted from approvals and noted for non-residential uses since 1997. On review of the ownership of the adjoining premises along Emerald Street and Portwine Street, only 7 of the 20 landowners pre-date the original development approval for warehouse in 2009. None of these adjoining owners appealed the 2009 approval during the submitter appeal period. The clear history of the use of the subject site for non-residential purposes was established in the historical master planning, with none of the adjoining properties pre-dating the 1997 re-zoning approval of the site for a service station.

Prior to the commencement of the operational works on the site, the applicant directly engaged with the adjoining owners to ensure community awareness of the current approvals on the subject site and the works to be undertaken. Letters were provided to the owners in August 2021.

Further, the applicant has provided ongoing engagement with Council and the adjoining residents of the site regarding the development of the site. The letter sent to the adjoining owners on 22 August 2022 provided details regarding the delivery of 4m-high acoustic fencing along the rear boundary (Emerald Street) and the applicant's submission of a Minor Change Application to Council. It is noted that the acoustic fence has since been constructed. This letter also provided information on the developer's intention to submit an application for a proposed Stage 3 in the future. After meeting with several immediate neighbours regarding the development during August, the applicant provided another letter on 13 September 2022. This letter discussed the development proposal and feedback from Council and the adjoining owners; and provided an indicative commencement date for construction. Additionally, a letter providing a progress update on the construction of the acoustic fence with issued to neighbours on 27 October 2022.

Through these letters, phone calls, and site meetings, the applicant has been in continuous dialogue with affected neighbours regarding the development of the site. As a result, it is considered that the directly adjoining neighbours are fully aware of the relevant development approval and the ongoing works associated with the delivery of the approved development.

The adjoining neighbours are acutely aware of the development with the recent construction of the acoustic fence along their boundary to the subject site. It is noted that this acoustic fence, whilst designed to ameliorate noise from the proposed development, also ameliorates road noise from Lytton Road, which was a key concern for the neighbours which arose as part of the community engagement in 2022, see Figure 9 below.



Figure 9 Constructed Acoustic Fence

Further to the site works, the neighbours are aware of the alternative development application, with many of the neighbours making not properly made submissions, as evidenced on Council's Development I.

We trust that this application will be given the utmost attention and consideration for an extension of two (2) years, being until 6 July 2028. Should you require any further information, we would be pleased to assist.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Liam Donald', written in a cursive style.

Liam Donald – Principal Planner

DTS Group QLD Pty Ltd

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