



**City Planning & Sustainability  
Development Services**

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*Dedicated to a better Brisbane*

02 September 2022

Justin Hagen  
C/- Mecone Brisbane Pty Limited  
Level 2, 235 Edward Street  
BRISBANE CITY QLD 4000

**ATTENTION: Kathryn Jones**

**Application Reference:** A005962336  
**Address of Site:** 226 SOUTH PINE RD ENOGGERA QLD 4051

Dear Kathryn,

**RE:** Decision notice pursuant to section 63 of the *Planning Act 2016*

I am pleased to inform you that your development application has been approved as indicated in the attached decision notice. This approval must be carried out in accordance with the attached development approval package.

In addition to this approval you may also be required to obtain a water approval from the Central SEQ Distributor Retailer trading as Urban Utilities.

Infrastructure charges notices have been issued for the approved development pursuant to the *Brisbane Infrastructure Charges Resolution (No. 11) 2022*, as detailed below:

- Brisbane City Council has levied infrastructure charges for the transport, public parks and land for community facilities and stormwater trunk infrastructure networks. The infrastructure charges notice has been attached to the decision notice.

An infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Urban Utilities may issue this infrastructure charges notice following this decision notice.

Included is a table of appeal rights under the *Planning Act 2016* advising you of appeal rights to the Planning and Environment Court or a tribunal.

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

Yours sincerely,

Ned McDougall  
Senior Urban Planner  
Planning Services City West  
Phone: (07) 3178 1004  
Email: [Ned.McDougall@brisbane.qld.gov.au](mailto:Ned.McDougall@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council

## Decision Notice

(Section 63 (Notice of decision) of the *Planning Act 2016*)

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### INTRODUCTION

This is a decision notice given pursuant to section 63 of the *Planning Act 2016*. The decision to approve the application on **02 September 2022** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

### APPLICATION DETAILS

**Application Reference Number:** A005962336  
**Application Made Date:** 11 March 2022  
**Properly Made Date:** 11 March 2022

### DESCRIPTION OF THE DEVELOPMENT

**Aspect of Development:** DA - PA - Material Change of Use (ref DAMC419552422)  
**Nature Application:** Development Permit  
**Activity:** Shop and Warehouse  
**Description of Proposal:** Shop and Warehouse

### APPLICANT DETAILS

**Name of Applicant:** Justin Hagen  
**Applicant Address:** Justin Hagen  
C/- Mecone Brisbane Pty Limited  
Level 2, 235 Edward Street  
BRISBANE CITY QLD 4000

### SITE DETAILS

**Address of Site:** 226 SOUTH PINE RD ENOGGERA QLD 4051  
**Real Property Description:** L2 RP.75677  
**City Plan Area Classification:** CP-LI,QPP-LII  
**Owner:** Hagen Holding Trust  
**Ward:** Enoggera

### TYPE OF APPROVAL

Material Change of Use – Development Permit (ref DAMC419552422)

### CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

**The currency period for this development approval may be affected by the declaration of an applicable event by the Minister under Part 4B, Chapter 7 of the *Planning Act 2016*.**

The currency period for this development approval (inclusive of all of its parts) will end on **04 December 2028**.

This development approval (inclusive of all of its parts) lapses at midnight on the above stated date if:

- for a material change of use, the first change of use does not happen;
- for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or
- for any other development (including building work, operational work and any early referral agency response), the development does not substantially start; or
- for any development approval made up of two or more different parts, each part which does not fulfil the measures stated above for material change of use, reconfiguring a lot, or any other development.

The currency period is determined by Council pursuant to section 85 of the *Planning Act 2016*.

### **FURTHER DEVELOPMENT PERMITS**

The following development permit/s may be required to carry out the development:

- Carry Out Building Work – Development Permit

### **ASSESSMENT OF CONDITION COMPLIANCE**

Assessment of compliance with conditions that require a document and/or works to be approved by Council must be actioned by the submission of the [Operational Works/Compliance Assessment Application Form](#) (available on [Council's website](#)).

### **CONDITIONS**

This approval is subject to conditions included in the attached development approval package which includes:

- conditions imposed by Council as assessment manager

No properly made submissions were received for this application.

### **APPEAL RIGHTS**

In accordance with the *Planning Act 2016*, the rights of appeal must be stated for the applicant and any submitters. Attached is a table of appeal rights under the *Planning Act 2016* that details your appeal rights and the appeal rights of any submitters.

# Decision Notice – Infrastructure Charges

(Section 121(3) of the *Planning Act 2016*)

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## INTRODUCTION

This is a decision notice given pursuant to section 121(3) of the *Planning Act 2016*. The decision to give the infrastructure charges notice on **02 September 2022** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

## APPLICATION DETAILS

**Application Reference Number:** A005962336  
**Application Made Date:** 11 March 2022  
**Properly Made Date:** 11 March 2022

## APPLICANT DETAILS

**Name of Applicant:** Justin Hagen  
**Applicant Address:** Justin Hagen  
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