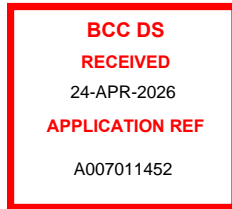




Dedicated to a better Brisbane



3 November 2014

Vu Nguyen
c/- Town Planning Alliance
PO Box 5329
WEST END QLD 4101

Application Reference: A003802512
Address of Site: 66 ALLEN ST HAMILTON QLD 4007

Dear Mr Nguyen,

RE: Decision notice pursuant to section 334 of the *Sustainable Planning Act 2009*

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.

Adopted infrastructure charges notices have been issued for the approved development pursuant to the *Brisbane Adopted Infrastructure Charges Resolution (No. 4) 2014*, as detailed below:

Brisbane City Council has levied infrastructure charges for the transport, community purposes and stormwater trunk infrastructure networks. The adopted infrastructure charges notice has been attached to the decision notice.

AND

The Central SEQ Distributor Retailer Authority trading as Queensland Urban Utilities may levy infrastructure charges for the sewerage and water supply trunk infrastructure networks. An infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Queensland Urban Utilities will issue this infrastructure charges notice following this decision notice.

Included is an extract from the *Sustainable Planning Act 2009* advising you of your right to appeal to the Planning and Environment Court or Building and Development Committee.

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

Yours sincerely,

Chris Dixon
Urban Planner
Development Assessment Planning Services North
Phone: (07) 3178 7264
Email: Chris.M.Dixon@brisbane.qld.gov.au
Development Assessment Branch
Brisbane City Council

Decision Notice

(Section 334 of the Sustainable Planning Act 2009)

INTRODUCTION

This is a decision notice given for a development application (Distributor-Retailer) as defined by Section 755A of the Sustainable Planning Act 2009. The decision to approve the application on **3 November 2014** was made by the Principal Urban Planner, Development Assessment as the delegate appointed by the Council to determine the application and as the sub-delegate of the Central SEQ Distributor-Retailer Authority.

APPLICATION DETAILS

Application Reference Number: A003802512
Properly Made Date: 03 February 2014

DETAILS OF APPLICATION SOUGHT

Aspect of Development: DA - SPA - Carry out Building Work (ref DABW289845214)
Nature Application: Preliminary Approval under s241
Activity: Multi-Unit Dwelling
Description of Proposal: Multi Unit Dwelling (23 units)

Aspect of Development: DA - SPA - Material Change of Use (ref DAMC289845314)
Nature Application: Development Permit
Activity: Multi-Unit Dwelling
Description of Proposal: Multi Unit Dwelling (23 units)

APPLICANT DETAILS

Name of Applicant: Pikos Pty Ltd
Applicant Address: Pikos Pty Ltd
c/- Town Planning Alliance
PO Box 5329
WEST END QLD 4101

SITE DETAILS

Address of Site: 66 ALLEN ST HAMILTON QLD 4007
Real Property Description: L1 RP.180798
City Plan Area Classification: CP-LMR
Owner: Mr Douglas Charles Tritton & Mrs Michelle Eileen Tritton
Ward: Hamilton

TYPE OF APPROVAL

DA - Carry out Building Work – Preliminary Approval under s241 (ref DABW289845214)
DA - Material Change of Use – Development Permit (ref DAMC289845314)

Please note that this Preliminary Approval for Carrying Out Building Work (ref DABW289845214) does not include assessment against the Building Code of Australia.

RELEVANT PERIOD FOR THE APPROVAL

DA - Carry out Building Work (ref DABW289845214) - Preliminary Approval under s241 - 48 months

DA - Material Change of Use (ref DAMC289845314) - Development Permit - 48 months

FURTHER DEVELOPMENT PERMITS AND COMPLIANCE PERMITS

The following Development and/or Compliance Permit/s are required for the purposes of assessment of compliance with conditions of this development that require a document and/or works to be approved by Council, or where further development permits are required to carry out the development.

- Carry Out Building Work – Development Permit

COMPLIANCE ASSESSMENT

Assessment of compliance with conditions that require a document and/or works to be approved by Council, must be actioned by the submission of a request in the form of a letter titled: Request for Assessment of Compliance with Condition No. ___ of Development Approval A003802512.

The request must state the document and/or works proposed for approval and provide sufficient detailed information to address the requirements of the condition. Contact details must be clearly identified. The request should be submitted by electronic lodgement to dalodgement@brisbane.qld.gov.au. A fee quote will be generated upon receipt of the request and forwarded for payment prior to assessment of the request. A separate request must be made for each condition or part condition as appropriate.

REFERRAL AGENCIES

No referral agencies were identified for this application.

CONDITIONS

This approval is subject to the Assessment Manager's conditions included in the attached development approval package which identifies conditions:

- Imposed by Council as Assessment Manager
- Imposed from Council exercising the Concurrence Agency functions of the Central SEQ Distributor-Retailer Authority delegated to Council pursuant to *Section 53* of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

SUBMISSIONS

No properly made submissions were received for this application.

APPEAL RIGHTS

In accordance with *Section 335(1)(o)* of the *Sustainable Planning Act 2009*, the rights of appeal must be stated for the applicant and any submitters. Attached is an extract from the *Sustainable Planning Act 2009* that details your appeal rights and the appeal rights of any submitters.