BCC DS
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23/10/2026
APPLICATION REF
A007139209

Brisbane City Council ABN 72 002 765 795

City Planning & Sustainability
Development Services
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Dedicated to a better Brisbane

10 November 2022

Golden Amoy Pty Ltd
C/- Wiltshire Stevens Architecture Pty Ltd
32 Thomas St
WEST END QLD 4101

Attention: Mark Hafner
Application Reference: A005342883
Address of Site: 48 ORMSKIRK ST CALAMVALE QLD 4116

Dear Mark

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

Julijana Lozovskis
Senior Urban Planner
Planning Services South
Phone: (07) 3178 2765
Email: edasouth@brisbane.qld.gov.au
Development Services
Brisbane City Council

Decision Notice

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

INTRODUCTION

This is a decision notice given pursuant to section 63 of the *Planning Act 2016*. The decision to approve the application on 10 November 2022 was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number:	A005342883
Application Made Date:	9 December 2019
Properly Made Date:	9 December 2019

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development:	DA - PA - Reconfiguring a Lot (ref DARL383620919)
Nature Application:	Development Permit
Activity:	Subdivision of Land
Description of Proposal:	Reconfiguring a Lot (1 into 11 lots and new road)

APPLICANT DETAILS

Name of Applicant:	Golden Amoy Pty Ltd
Applicant Address:	Golden Amoy Pty Ltd C/- Wiltshire Stevens Architecture Pty Ltd 32 Thomas St WEST END QLD 4101

SITE DETAILS

Address of Site:	48 ORMSKIRK ST CALAMVALE QLD 4116, Part of 58 ORMSKIRK ST CALAMVALE QLD 4116
Real Property Description:	L1 SP.172123, Part of L84 SP.172137
City Plan Area Classification:	CP-EC, QPP-EC, CP-EC, QPP-EC
Owner:	Golden Amoy Family Trust, Mrs Hung Siong Sia & The Hiis Family Trust
Ward:	Calamvale

TYPE OF APPROVAL

Reconfigure a Lot – Development Permit (ref DARL383620919)

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 9 February 2027.

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 are required to carry out the development:

- Carry Out Operational Work – Development Permit
- Carry Out Building Work – Development Permit

ASSESSMENT OF CONDITION COMPLIANCE

There are no requirements for assessment of compliance with conditions for this development.

CONDITIONS

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

- conditions imposed by Council as assessment manager

SUBMISSIONS

Submissions were received for this application. A list of the name, residential or business address and electronic address of each principal submitter is attached. The appeal period for a submitter of a properly made submission does not commence until the applicant's appeal period has ended or the applicant gives to the Council written notice that the applicant does not intend to make change representations about the conditions of the development approval.

If, within 1 year after a development application (the original application) lapses or is withdrawn, another development application that is not substantially different from the original application (the later application) is made, any properly made submission for the original application is taken to be a properly made submission for the later application.

An eligible submitter for a development application, or a change application, is entitled to appeal this decision or elect to become a co-respondent by election for an appeal in circumstances described in Schedule 1 of the *Planning Act 2016.*

Pursuant to section *71* of the *Planning Act 2016*, this development approval does not take effect until the submitters' appeal period has ended or, if an appeal about the approval is started and subject to the outcome of the appeal – approval starts to have effect when the appeal ends.

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*)

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 10 November 2022 was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number:	A005342883
Application Made Date:	09 December 2019
Properly Made Date:	09 December 2019

APPLICANT DETAILS

Name of Applicant:	Golden Amoy Pty Ltd
Applicant Address:	Golden Amoy Pty Ltd C/- Wiltshire Stevens Architecture Pty Ltd 32 Thomas St WEST END QLD 4101

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1
Anne Forrest
38 Ayesha Place
CALAMVALE QLD 4116
anne2929@gmail.com