



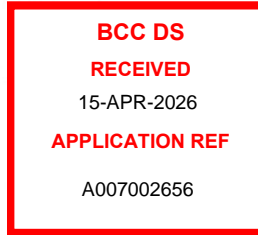
**City Planning & Sustainability
Development Services**

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www.brisbane.qld.gov.au

Dedicated to a better Brisbane

28 February 2019

Ny Ly & Thai Do
C/- Oasis Town Planning Pty Ltd
PO Box 3931
LOGANHOLME QLD 4129



ATTENTION: Jerome Fang

Application Reference: A005049569
Address of Site: 12 AUGSTEIN ST COOPERS PLAINS QLD 4108

Dear Jerome,

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 Queensland Urban Utilities.

Infrastructure charges notices have been issued for the approved development pursuant to the *Brisbane Infrastructure Charges Resolution (No. 7) 2018*, 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. Queensland 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

Kellie Hilton
Urban Planner
Planning Services South
Phone: (07)3403 7226
Email: kellie.hilton@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 27 February 2019 was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A005049569
Application Made Date: 24 October 2018
Properly Made Date: 24 October 2018

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - PA - Material Change of Use (ref DAMC365962118)
Nature Application: Development Permit
Activity: Multiple Dwelling
Description of Proposal: Multiple Dwelling (40 units)

APPLICANT DETAILS

Name of Applicant: Ny Ly & Thai Do
Applicant Address: C/- Oasis Town Planning Pty Ltd
PO Box 3931
LOGANHOLME QLD 4129

SITE DETAILS

Address of Site: 12 AUGSTEIN ST COOPERS PLAINS QLD 4108
4 AUGSTEIN ST COOPERS PLAINS QLD 4108
8 AUGSTEIN ST COOPERS PLAINS QLD 4108
979 BOUNDARY RD COOPERS PLAINS QLD 4108
981 BOUNDARY RD COOPERS PLAINS QLD 4108
Real Property Description: L6 RP.94378, L8 RP.94378, L7 RP.94378, L9 RP.94378,
L41 SL.10953
City Plan Area Classification: CP-LMR
QPP-LMR2
Owner: Ms Thai Minh Ngoc Do & Mr Ny Bun Ly
Ward: Moorooka

TYPE OF APPROVAL

Material Change of Use – Development Permit (ref DAMC365962118)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval (inclusive of all of its parts) will end on **29 May 2025**.

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
- Carry Out Operational 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 form CC11018: Request for Assessment of Compliance with Conditions (available on Council's website).

The form 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

The proposed development did not trigger referral to any referral agencies.

CONDITIONS

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

- conditions imposed by Council as assessment manager

SUBMISSIONS

No 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*)

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 27 February 2019 was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A005049569
Application Made Date: 24 October 2018
Properly Made Date: 24 October 2018

APPLICANT DETAILS

Name of Applicant: Ny Ly & Thai Do
Applicant Address: C/- Oasis Town Planning Pty Ltd
PO Box 3931
LOGANHOLME QLD 4129

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L41 SL.10953
City Plan Area Classification: CP-LMR,QPP-LMR2
Owner: Ms Thai Minh Ngoc Do & Mr Ny Bun Ly
Ward: Moorooka

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.