



**City Planning & Sustainability
Development Services**
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Dedicated to a better Brisbane

14 March 2018

Coffee Supreme Pty Ltd
c/- Tam Dang Planning Pty Ltd
PO Box 2453
FORTITUDE VALLEY QLD 4006

Application Reference: A004776687
Address of Site: 27 BALACLAVA ST WOOLLOONGABBA QLD 4102

Dear Amy,

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. 6) 2017*, as detailed below:

- Brisbane City Council has levied zero infrastructure charges as indicated in the infrastructure charges notice 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,

Lisa Richardson
Urban Planner
Planning Services East
Phone: 0731788544
Email: edaeast@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 **14 March 2018** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A004776687
Application Made Date: 03 November 2017
Properly Made Date: 03 November 2017

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - PA - Material Change of Use (ref DAMC348937417)
Nature Application: Development Permit
Activity: Medium Impact Industry
Description of Proposal: Medium impact industry B (Coffee roasting)

APPLICANT DETAILS

Name of Applicant: Coffee Supreme Pty Ltd
Applicant Address: Coffee Supreme Pty Ltd
c/- Tam Dang Planning Pty Ltd
PO Box 2453
FORTITUDE VALLEY QLD 4006

SITE DETAILS

Address of Site: 27 BALACLAVA ST WOOLLOONGABBA QLD 4102
Real Property Description: L46 RP.11846
City Plan Area Classification: CP-MP2, QPP-MU1
Owner: Mr Graham L Fisher
Ward: The Gabba

TYPE OF APPROVAL

Material Change of Use – Development Permit (ref DAMC348937417)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

Material Change of Use (ref DAMC348937417 - Development Permit - 72 months)

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

No referral agencies were identified for this application.

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 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*)

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 **14 March 2018** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A004776687
Application Made Date: 03 November 2017
Properly Made Date: 03 November 2017

APPLICANT DETAILS

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