

## DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Abby Bannan

### SITE:

<b>Address of Site:</b>	193 WATERWORKS RD ASHGROVE QLD 4060, Part of 2 DORSET ST ASHGROVE QLD 4060 (EMT B SP.278942)
<b>Real Property Description:</b>	L4 RP.42699, Part of L100 SP.278942 (EMT B SP.278942)
<b>Area of Site:</b>	665 m <sup>2</sup>
<b>Zone:</b>	LOW MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX) ZONE
<b>Name of Ward:</b>	The Gap

### APPLICATION:

<b>Aspects of Development:</b>	DA - PA - Building Work – Development Permit DA - PA - Material Change of Use – Development Permit DA - PA - Building Work – Development Permit
<b>Description of Proposal:</b>	Partial demolition of a pre-1946 Dwelling house in the Traditional Building Character Overlay Multiple Dwelling (4 units) in the Traditional Building Character Overlay
<b>Applicant:</b>	Matt Group Developments Pty Ltd C/- JFP Urban Consultants PO Box 3634 SOUTH BRISBANE QLD 4101
<b>Application Reference:</b>	A006822587
<b>Application Made Date:</b>	23 October 2025

## DECISION on development application

1. Having considered the application and assessment detailed above, I am satisfied that the application accords with the requirements of the *Planning Act 2016* where applicable and as such:
  - (a) approve the application in accordance with the attached development approval package
  - (b) approve the infrastructure charges in accordance with the attached Infrastructure Charges Notice

And direct that:

2. the applicant be advised of the decision
3. the Infrastructure Charges Notice for Community Purposes, Stormwater and Transport be given
4. the Central SEQ Distributor-Retailer Authority be advised of the decision
5. the local Ward Councillor be advised of the decision
6. the submitters be notified of the decision at the expiration of the applicant's appeal period
7. the notice about the decision be published on the website.

Dated 27 May 2026



**Ben Clothier**  
Principal Urban Planner  
Planning Services North  
**As DELEGATE of Council**