

## DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Nicholas Cudicio

### SITE:

<b>Address of Site:</b>	23 THE ESPLANADE ST LUCIA QLD 4067
<b>Real Property Description:</b>	L680 RP.40784
<b>Area of Site:</b>	726 m <sup>2</sup>
<b>Zone:</b>	LOW DENSITY RESIDENTIAL ZONE
<b>Name of Ward:</b>	Walter Taylor

### APPLICATION:

<b>Aspects of Development:</b>	DA - PA - Reconfiguring a Lot – Development Permit
<b>Description of Proposal:</b>	Reconfiguration of a Lot (1 into 2)
<b>Applicant:</b>	Steffan Harries PO Box 6258 FAIRFIELD QLD 4103
<b>Application Reference:</b>	A006903961
<b>Application Made Date:</b>	30 November 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 28 May 2026



**Alessio Zancolich**  
Principal Urban Planner  
Planning Services South  
Development Services  
**As DELEGATE of Council**