



**City Planning and Economic Development Services
Development Services**

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Dedicated to a better Brisbane

05 August 2025

Merivale No 1 Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Tara Nunn

Application Reference: A006633380
Address of Site: 38 CORDELIA ST SOUTH BRISBANE QLD 4101

Dear Tara

RE: Decision notice pursuant to section 83 of the *Planning Act 2016*

I am pleased to inform you that your change 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 and the previously issued package should now be disregarded.

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.

You are advised that Brisbane City Council has amended the infrastructure charges notice for transport, public parks and land for community facilities and stormwater trunk infrastructure networks. The amended infrastructure charges notice has been attached to the decision notice.

The Central SEQ Distributor Retailer Authority trading as Urban Utilities may amend the infrastructure charges notice for sewerage and water supply. An amended 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

Justin Lynham
Senior Urban Planner
Planning Services South
Phone: 3407 1302
Email: justin.lynham@brisbane.qld.gov.au
Development Services
Brisbane City Council

Decision Notice – Change Application

(Section 83 (Notice of decision) of the *Planning Act 2016*)

INTRODUCTION

This is a decision notice given for a decision for a change application pursuant to section 83 of the *Planning Act 2016*. The decision to approve the application on 5th August 2025 was made by the Principal Urban Planner as the delegate appointed by the Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A006633380
Application Made Date: 18 November 2024
Properly Made Date: 18 November 2024

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - SPA - Material Change of Use (ref DAMC311456715)
Nature Application: Development Permit
Activity: Short-term Accommodation, Food and Drink Outlet and Function Facility
Description of Proposal: Request to change the development approval under s82 of the Planning Act 2016
Stage: Short-term Accommodation (Accommodation Hotel), Food and Drink Outlet and Function Facility

APPLICANT DETAILS

Name of Applicant: Merivale No 1 Pty Ltd
Applicant Address: Merivale No 1 Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

SITE DETAILS

Address of Site: 38 CORDELIA ST SOUTH BRISBANE QLD 4101, 70 MERIVALE ST SOUTH BRISBANE QLD 4101
Real Property Description: L108 B.3137 & L1 RP.135082, L97 B.3137
City Plan Area Classification: CP-MP2,QPP-MU1, CP-MP2,QPP-MU1
Owner: Mr Chao-Ming Liu & Mrs Chen Chiu-Ching Liu & Mr Arthur Chung-Tse Liu & Ms Linda Wan-Ling Liu & Mr Michael Chung-Li Liu & The C H Chiu Family Trust & The Hung King Chung Family Trust & The Henry Chen Family Trust & The Liu Family Trust & Mr Teeravat Tangchalermkul
Ward: The Gabba

TYPE OF APPROVAL

Material Change of Use – Development Permit (ref DAMC311456715)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval (inclusive of all its parts) will end a midnight on 4th November 2032.

This period may be changed from time to time by subsequent activities including a negotiated decision notice, or further extension period as issued under the Act.

FURTHER DEVELOPMENT PERMITS

The following development permit/s are 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 following referral agencies were identified for this application with the conditions attached to this decision notice where relevant:

Department of Infrastructure, Local Government and Planning (Brisbane SARA)

CONDITIONS

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

- conditions imposed by Council as assessment manager
- requirements imposed by a concurrence agency

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 an amended infrastructure charges notice on 5th August 2025 was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A006633380
Application Made Date: 18 November 2024
Properly Made Date: 18 November 2024

APPLICANT DETAILS

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Applicant Address: Merivale No 1 Pty Ltd
C/- Town Planning Alliance
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SITE DETAILS

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MERIVALE ST SOUTH BRISBANE QLD 4101
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The Liu Family Trust & Mr Teeravat Tangchalermkul
Ward: The Gabba

APPEAL RIGHTS

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