



**City Planning & Sustainability
Development Services**

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Dedicated to a better Brisbane

7 January 2020

Essellar Holdings Pty Ltd Pty Atf Esellar Holdings Unit Trust
C/- Gateway Survey & Planning Pty Ltd
PO Box 697
WYNNUM QLD 4178

ATTENTION: Ellen Mc Donogh

Application Reference: A005317863
Address of Site: 15 DANIELLS ST CARINA QLD 4152

Dear Ellen

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 Queensland Urban Utilities.

You are advised that Brisbane City Council has not 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 Queensland 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

Anthea Shivas
Urban Planner
Planning Services East
Phone: (07) 3178 8107
Email: Anthea.Shivas@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 7 January 2020 was made by the Senior Urban Planner as the delegate appointed by the Council to determine the application.

NATURE OF CHANGES

The following plans have been superseded:

Drawing or Document	Number	Plan Date
Proposed Site Plan	SD02 Revision H (Amended In Red 24-JAN-2018)	14-DEC-2017 (Received)
Building 1 Floor Plans	SD03 Revision N (Amended In Red 24-JAN-2018)	14-DEC-2017 (Received)
Building 2 Floor Plans	SD05 Revision M	14-DEC-2017 (Received)
Building 3 Floor Plans	SD07 Revision H	14-DEC-2017 (Received)
Building 1 Elevations and Roof Plan	SD04 Revision H	14-DEC-2017 (Received)
Building 2 Elevations and Roof Plan	SD06 Revision H	14-DEC-2017 (Received)
Building 3 Elevations and Roof Plan	SD08 Revision G	14-DEC-2017 (Received)
Sections	SD09 Revision G	14-DEC-2017 (Received)
Street Elevation and Section	SD10 Revision G	14-DEC-2017 (Received)
Sections	SD13 Revision A	14-DEC-2017 (Received)
Concept Stormwater Management Plan	WCD-301-001 Rev A (Amended In Red 24-JAN-2018)	06-APR-2017 (Received)
Site Based Stormwater Management Plan	WCD-301 Revision A (Amended In Red 24-JAN-2018)	06-APR-2017 (Received)

The following plans have been included in the approval package:

Drawing or Document	Number	Plan Date
Building 3- Proposed Level 1 Floor Plan and Building 3 - Proposed Level 2 Floor Plan	B3-01 Revision G	17-DEC-2019 (Received)
Building 3 - Proposed East Elevation, Building 3 - Proposed West Elevation, Building 3- Proposed South Elevation, Building 3 - Proposed North Elevation and Building 3 - Proposed Roof Plan	B3-02 Revision E	17-DEC-2019 (Received)
Proposed Site Plan	WD02 Revision E (Amended In Red 19-DEC-2019)	17-DEC-2019 (Received)
Proposed Street Elevation and Section C	WD03 Revision E (Amended In Red 19-DEC-2019)	17-DEC-2019 (Received)
Driveway Section at face of Garage Door 'D1', Section F, Detail Section D3 and Longitudinal Sewer Pipe Clearance Section A	WD04 Revision C	17-DEC-2019 (Received)
Section G	WD05 Revision A	17-DEC-2019

	(Amended In Red 19-DEC-2019)	(Received)
Building 1 - Proposed Level 1 Floor Plan	B1-01 Revision G (Amended In Red 19-DEC-2019)	17-DEC-2019 (Received)
Building 1 - Proposed Level 2 Floor Plan	B1-02 Revision H	17-DEC-2019 (Received)
Building 1 - Proposed Level 3 Floor Plan and Building 1 - Proposed Roof Plan	B1-03 Revision G	17-DEC-2019 (Received)
Building 1 - Proposed East Elevation, Building 1 - Proposed South Elevation, Building 1 - Proposed West Elevation and Building 1 - Proposed North Elevation	B1-04 Revision G	17-DEC-2019 (Received)
Building 2 - Proposed Level 1 Floor Plan	B2-01 Revision F	17-DEC-2019 (Received)
Building 2 - Proposed Level 2 Floor Plan and Building 2 - Proposed Level 3 Floor Plan	B2-02 Revision H	17-DEC-2019 (Received)
Building 2 - Proposed East Elevation, Building 2 - Proposed West Elevation, Building 2 - Proposed South Elevation, Building 2 - Proposed North Elevation and Building 2 - Proposed Roof Plan	B2-03 Revision G	17-DEC-2019 (Received)
Site Based Stormwater Management Plan	WCD-301 Revision A (Amended In Red 24-JAN-2018)	06-APR-2017 (Received)
Concept Stormwater Management Plan	WCD-301-001 Rev A (Amended In Red 24-JAN-2018)	06-APR-2017 (Received)

APPLICATION DETAILS

Application Reference Number: A005317863
Application Made Date: 30 October 2019
Properly Made Date: 30 October 2019

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - SPA - Material Change of Use (ref DAMC339161917)
Nature Application: Development Permit
Activity: Multiple Dwelling
Description of Proposal: Request to change the development approval under s81 of The Planning Act 2016

APPLICANT DETAILS

Name of Applicant: Essellar Holdings Pty Ltd Pty Atf Esellar Holdings Unit Trust
Applicant Address: Essellar Holdings Pty Ltd Pty Atf Esellar Holdings Unit Trust
 C/- Gateway Survey & Planning Pty Ltd
 PO Box 697
 WYNNUM QLD 4178

SITE DETAILS

Address of Site: 15 DANIELLS ST CARINA QLD 4152
Real Property Description: L6 RP.72193

City Plan Area Classification: CP-LMR,QPP-LMR2
Owner: Esellar Holdings Unit Trust
Ward: Doboy

TYPE OF APPROVAL

Material Change of Use – Development Permit (ref DAMC339161917)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval is taken to be the period set by the original development approval granting the development to occur. 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

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.