



**City Planning & Sustainability
Development Services**

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Dedicated to a better Brisbane

9 January 2020

Jennifer Peat
c/- Planvista
PO Box 668
NORTH LAKES QLD 4509

Application Reference: A005334133
Address of Site: 7 HICKSON RD DEAGON QLD 4017

Dear Sir/Madam

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 may be issued for the approved development pursuant to the *Brisbane Infrastructure Charges Resolution (No. 8) 2019*, as detailed below:

- Brisbane City Council has not levied infrastructure charges. There will be no 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

Corey Wooldridge
Urban Planner
AssessSMART
Phone: (07) 3178 0376
Email: Corey.Wooldridge@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 pursuant to section 63 of the *Planning Act 2016*. The decision to approve the application on **9 January 2020** was made by the Senior Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A005334133
Application Made Date: 28 November 2019
Properly Made Date: 28 November 2019

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - PA - Material Change of Use (ref DAMC383196019)
Nature Application: Development Permit
Activity: Dwelling House
Description of Proposal: Dwelling House in the Flood overlay and Waterway corridors overlay

APPLICANT DETAILS

Name of Applicant: Jennifer Peat
Applicant Address: Jennifer Peat
c/- Planvista
PO Box 668
NORTH LAKES QLD 4509

SITE DETAILS

Address of Site: 7 HICKSON RD DEAGON QLD 4017
Real Property Description: L1 RP.69949
Zone: LOW DENSITY RESIDENTIAL ZONE
Owner: Ms Jennifer Peat
Ward: Deagon

TYPE OF APPROVAL

Material Change of Use – Development Permit (ref DAMC383196019)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval (inclusive of all of its parts) will end on **10 April 2026**.

This development approval (inclusive of all of its parts) lapses at midnight on the above stated date if:

- for a material change of use, the first change of use does not happen;
- for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or
- for any other development (including building work, operational work and any early referral agency response), the development does not substantially start; or
- for any development approval made up of two or more different parts, each part which does not fulfil the measures stated above for material change of use, reconfiguring a lot, or any other development.

The currency period is determined by Council pursuant to section 85 of the *Planning Act 2016*.

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.

BUILDING CLASSIFICATION

Where the approved development involves building work that is building, repairing or altering a building that is assessable against the building assessment provisions, the classification or proposed classification of the building is to be limited to Class 1 and/or Class 10.

CONDITIONS

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

- conditions imposed by Council as assessment manager

SUBMISSIONS

Submissions may have been received for this application. For code assessable applications, submitters are not entitled to appeal this decision.

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.