



**COUNCIL DELEGATE
DECISION MADE ON**

27/06/2013

Dedicated to a better Brisbane

27 June 2013

Urban Strategies
PO Box 3368
SOUTH BRISBANE QLD 4101

Permit Type: DA - UDA - Carry out Building Work, DA - UDA - Carry out Building Work, DA - UDA - Material Change of Use, DA - UDA - Material Change of Use, DA - UDA - Reconfigure a lot

Description of Proposal: Site 1 Office - Preliminary Approval for Building work
Site 2 Office - Preliminary Approval for Building work
Site 1 - Development Permit for Material Change of Use
Site 2 - Office - Development Permit for Material Change of Use
Reconfiguration of a Lot (2 into 2 Boundary Realignment)

Address of Site: 137 Abbotsford Rd Bowen Hills Qld 4006
U 1 40 Thompson Street 40 Thompson St Bowen Hills Qld 4006 (L1/Bup7727)
U 2 40 Thompson Street 40 Thompson St Bowen Hills Qld 4006

Real Property Description: Lot(s) 1 on Survey Plan 172144, Lot(s) 1 on Building Unit Plan 7727, Lot(s) 2 on Building Unit Plan 7727

Application Reference: A003571663

Dear Sir/Madam

RE: Decision Notice pursuant to Section 89 of the *Economic Development Act 2012*

I am pleased to inform you that your Priority Development Area Development Application has been approved pursuant to section 85(4) of the *Economic Development Act 2012* as indicated in the attached Decision Notice. This approval must be carried out in accordance with the attached Development Approval Package.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

Paul Clapham
Senior Urban Planner
Development Assessment Planning Services East
(07) 3178 9612
Development Assessment Branch

Decision Notice

(Section 89 of the *Economic Development Act 2012*)

INTRODUCTION

This is a decision notice given for a Priority Development Area Development Application under *Section 89* of the *Economic Development Act 2012*. The decision to approve the application on 27 June 2013, was made by the Principal Urban Planner, Development Assessment as the sub-delegate appointed by the Council to determine the PDA application delegated to the Council by the Minister for Economic Development Queensland (MEDQ).

APPLICATION DETAILS

Application Reference Number: A003571663

Application Received Date: 14 March 2013

DETAILS OF APPLICATION SOUGHT

Aspect of Development: DA - UDA - Carry out Building Work, DA - UDA - Carry out Building Work, DA - UDA - Material Change of Use, DA - UDA - Material Change of Use, DA - UDA - Reconfigure a lot

Nature of Application: Development Permit under s33(2(e)&(d))

Activity: Site 1 Office - Preliminary Approval for Building work
Site 2 Office - Preliminary Approval for Building work
Site 1 - Development Permit for Material Change of Use
Site 2 - Office - Development Permit for Material Change of Use
Reconfiguration of a Lot (2 into 2 Boundary Realignment)

Description of Proposal: Office and Reconfiguration

APPLICANT DETAILS

Name of Applicant: Urban Strategies

Applicant Address: PO Box 3368
SOUTH BRISBANE QLD 4101

SITE DETAILS

Address of Site: 137 Abbotsford Rd Bowen Hills Qld 4006; U 1 40 Thompson Street 40 Thompson St Bowen Hills Qld 4006 (L1/Bup7727) U 2 40 Thompson Street 40 Thompson St Bowen Hills Qld 4006

Real Property Description: Lot(s) 1 on Survey Plan 172144, Lot(s) 1 on Building Unit Plan 7727, Lot(s) 2 on Building Unit Plan 7727

UDA Area Classification: UDA: Mixed Use Zone

Owner: Angelo Russo Family Trust & Probuild Civil (QLD) Pty Ltd

Ward: Hamilton

RELEVANT PERIOD FOR THE APPROVAL

48 months

COMPLIANCE ASSESSMENT

Assessment of compliance with conditions that require a document and/or works to be approved by Council must be actioned by the submission of a request in the form of a letter titled: Request for Assessment of Compliance with Condition No. ___ of Development Approval A003571663.

The request must state the document and/or works proposed for approval and provide sufficient detailed information to address the requirements of the condition. Contact details must be clearly identified. The request 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 the Priority Development Area development conditions included in the attached Development Approval Package which identifies conditions imposed by the Council as Assessment Manager.