

ULDA Ref. No: DEV-000001_08

4th December 2008

Natalie Raymont
Wolter Consulting Group
PO Box 436
New Farm Qld 4005

Re: Decision Notice for UDA Development Application for Reconfiguring a Lot and Site Development Plan at 253 Telegraph Road, Fitzgibbon described as Lot 1 on RP802239.

Dear Natalie

The ULDA has undertaken a detailed assessment of the above mentioned UDA development application and determine to **approve** the application subject to the conditions included in the attached UDA development approval package and generally in accordance with the following approved plans/drawing/documents:

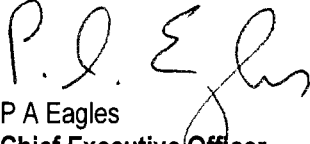
Drawing or Document	Number	Plan or Document Date
Proposed Subdivision – Allotment layout	22743-71A	20 NOV 2008
Site Development Plan – Stage 1 Fitzgibbon	22743-73	20 NOV 2008
Site Development Plan – Stage 2 Fitzgibbon	22743-74	20 NOV 2008
Site Development Plan – Stage 3 Fitzgibbon	22743-75	20 NOV 2008
Site Development Plan – Stage 4 Fitzgibbon	22743-72A	20 NOV 2008
Landscape Development Plan	DA01(B)	12/09/2008
Landscape Concept Master Plan	DA02 (D)	25/09/2008
Park A – Drainage Reserve / Parkland	DA03 (B)	12/09/2008
Park A – Drainage Reserve / Parkland Sections	DA04 (B)	12/09/2008
Park B – Detail Plan	DA05 (B)	12/09/2008
Detail C - D, Sections F-F and G-G	DA06 (B)	12/09/2008
Detail E - F - G	DA07 (D)	25/09/2008

This application and its decision can also be viewed in the ULDA Development Application Register via our website www.ulda.qld.gov.au.

It is important that we clearly articulate to you that your rights of appeal under the *Urban Land Development Authority Act 2007*. Your rights of appeal against this decision only apply to the UDA development conditions that include a nominated assessing authority. In this case, the appeal has to be lodged to the Planning and Environment Court against the ULDA's decision to impose the condition. This appeal must be lodged within 20 business days after you are given this decision notice. This notice includes an extract from the Act outlining the appeal process.

If you have any further questions with regard to the matter, please contact the ULDA assessment manager Matt Toon on 3024 4166.

Yours sincerely



P A Eagles
Chief Executive Officer

Subdivision 3 Appeals

61 Right of appeal against particular conditions

- (1) This section applies if a UDA development condition includes a nominated assessing authority (the *entity*).
- (2) The person who made the relevant UDA development application may appeal to the Planning and Environment Court against the authority's decision to impose the condition.
- (3) An appeal under subsection (1) must be started within 20 business days after the day the applicant is given notice of the decision.
- (4) The Integrated Planning Act, chapter 4, part 1, divisions 10 to 12, apply to the appeal as if—
 - (a) it were an appeal mentioned in the divisions; and
 - (b) the entity were the only other party to the appeal.
- (5) However—
 - (a) the appellant must, as soon as practicable after giving the entity the notice of the appeal required under the Integrated Planning Act, chapter 4, part 1, division 10, give the authority a copy of the notice; and
 - (b) the authority may, by lodging a notice of election with the registrar of the court, elect to become a party to the appeal.
- (6) The authority must give the other parties a copy of the notice of election as soon as practicable after it is lodged.