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**City Planning & Sustainability
Development Services**

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14 November 2018

Jesmand Property Pty Ltd Atf Jesmand Property Trust
C/- Urban Strategies Pty Ltd
Level 1, 39 Grey Street
SOUTH BRISBANE QLD 4101

Application Reference: A005039245

Address of Site: 44 JERROLD ST SHERWOOD QLD 4075

Dear Emily

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 have been issued for the approved development pursuant to the *Brisbane Infrastructure Charges Resolution (No. 7) 2018*, as detailed below:

Brisbane City Council has levied infrastructure charges for the transport, public parks and land for community facilities and stormwater trunk infrastructure networks. The infrastructure charges notice has been 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

Tim Walker
Urban Planner
RiskSMART
Phone: 31781539
Email: tim.walker@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 given pursuant to section 63 of the *Planning Act 2016*. The decision to approve the application on 20 November 2018 was made by the Senior Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A005039245
Application Made Date: 19 October 2018
Properly Made Date: 19 October 2018

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - PA - Reconfiguring a Lot (ref DARL365409318)
Nature Application: Development Permit
Activity: Subdivision of Land
Description of Proposal: Reconfiguration of a Lot (1 into 3 Lots)
Stage:

APPLICANT DETAILS

Name of Applicant: Jesmand Property Pty Ltd Atf Jesmand Property Trust
Applicant Address: Jesmand Property Pty Ltd Atf Jesmand Property Trust
C/- Urban Strategies Pty Ltd
Level 1, 39 Grey Street
SOUTH BRISBANE QLD 4101

SITE DETAILS

Address of Site: 44 JERROLD ST SHERWOOD QLD 4075
Real Property Description: L7 RP.75889
City Plan Area Classification: CP-MR,QPP-LMR3
Owner: Mr Gregory Joseph Buffini & Ms Chi Kim Thi Nguyen
Ward: Tennyson

TYPE OF APPROVAL

Reconfiguring a Lot – Development Permit (ref DARL365409318)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval (inclusive of all of its parts) will end on 19 February 2023.

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 Operational Work – Development Permit (if required)

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 agency or matter was identified.

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.

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 the infrastructure charges notice on 20 November 2018 was made by the Senior Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A005039245
Application Made Date: 19 October 2018
Properly Made Date: 19 October 2018

APPLICANT DETAILS

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