

Decision Notice

Planning Act 2016, section 63

APPLICATION DETAILS

Development Application No.: DA/2024/4695

Applicant: Sameh Soliman

Street Address: 25 Marine Parade, Redcliffe

Real Property Description: Lot 427 SL 1339

Planning Scheme: Moreton Bay Regional Council Planning Scheme

APPROVAL DETAILS

Date of Decision: 26 March 2025

The development application was approved by Council's Delegate as the Assessment Manager subject to conditions (refer Attachment 2).

APPROVAL TYPE	Development Permit	Preliminary Approval
Material Change of Use for Multiple Dwelling (5 Dwellings)	☒	☐

OTHER NECESSARY PERMITS

Listed below are other permit/s that are necessary to allow the development to be carried out:

- Building Works - Development Permit (Building Act)
- Operational Works - Development Permit (Stormwater)

CURRENCY PERIOD OF APPROVAL

In accordance with section 85 of the *Planning Act 2016*, the currency period for each aspect of the development approval is as outlined below:

- Material Change of Use – 6 years from the date this approval starts to have effect.

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions under Chapter 4, section 145 of the *Planning Act 2016*.

Infrastructure Charges are applicable for this development approval.

ASSESSMENT MANAGER CONDITIONS

The conditions relevant to this development approval are listed in Attachment 2 of the Decision package.

APPROVED PLANS / DOCUMENTS

The approved plans and/or documents as listed below for this development approval are included in Attachment 3 of the Decision package.

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposed Site Plan	Drawing No. A-DA-01.01, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - Basement	Drawing No. A-DA-03.01, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - Ground	Drawing No. A-DA-03.02, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - First	Drawing No. A-DA-03.03, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - Typical Floor Plan (L2 to L5)	Drawing No. A-DA-03.04, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - LVL 6 (Roof Terrace)	Drawing No. A-DA-03.05, Rev No. C	Elevation Architecture	12/02/2025
Roof Plan	Drawing No. A-DA-04.01, Rev No. C	Elevation Architecture	12/02/2025
Elevations 01	Drawing No. A-DA-09.01, Rev No. C	Elevation Architecture	12/02/2025
Elevations 02	Drawing No. A-DA-09.02, Rev No. C	Elevation Architecture	12/02/2025
Sections 01	Drawing No. A-DA-10.01, Rev No. C	Elevation Architecture	12/02/2025
Artistic Impressions Views 01	Drawing No. A-DA-22.01, Rev No. C	Elevation Architecture	12/02/2025
Artistic Impressions Views 01	Drawing No. A-DA-22.02, Rev No. C	Elevation Architecture	12/02/2025
Traffic Report	1920_VIS01	Q Traffic	01/10/2024
Technical Memo - Stormwater	RC24111	Rigour Engineering	11/12/2024
Waste Management Program	-	-	December 2024

ASSESSMENT BENCHMARKS

The Assessment Benchmarks that applied to the development from the following Categorising Instruments include;

Categorising Instrument (*Planning Regulation 2017*)

State Planning Policy

- *State Planning Policy 2017*, Part E

Regional Plan

- *South East Queensland Regional Plan 2017 (ShapingSEQ)*

Schedule 10 of the Regulation

- Not applicable

Local Categorising Instrument (*Moreton Bay Regional Council Planning Scheme*)

- General Residential Zone Code (Urban Neighbourhood Precinct)
- Residential Uses Code
- Flood Hazard Overlay Code

Local Categorising Instrument (Variation Approval)

Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

Not applicable.

REASONS FOR DECISION

Subject to development conditions being imposed (refer Attachment 2), the development can comply with the applicable Assessment Benchmarks against which the application was required to be assessed. For further details, refer to the Reasons for the Decision section of the Assessment Report which is available on Council's website (via *DA Tracker*) <https://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Tracker> using the application number referenced in this Notice.

REFERRAL AGENCY CONDITIONS

There are no Referral Agencies applicable to this development approval.

APPEAL RIGHTS

Attachment 5 of the Decision package is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to the Assessment Report for the application on Council's (via *DA Tracker*) <https://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Tracker> using the application number referenced in this Notice.