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7 April 2026

ATTENTION: CHIEF EXECUTIVE OFFICER

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via online lodgement portal

Dear Sir / Madam,

RE: COMBINED DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (5 x UNITS) AT 31 ARNOLD STREET, MANLY ON LAND DESCRIBED AS LOT 136 ON RP33032

Please find enclosed a development application as specified in the subject line above. VMS Town Planning & Development Consultants Pty Ltd is submitting this application to the Brisbane City Council on behalf of RK Pty Ltd.

To assist Council in assessment of the development application, please find enclosed:

- **Appendix A:** DA Form 1 - Development Application Details;
- **Appendix B:** Assessment Benchmarks (*Brisbane City Plan 2014 (Version 32)*);
- **Appendix C:** Architectural Plans, prepared by Marlow Architecture Pty Ltd;
- **Appendix D:** Landscape Concept Plans, prepared by Laudink Pty Ltd;
- **Appendix E:** Civil Engineering Assessment Report, prepared by HCE Engineers Pty Ltd;
- **Appendix F:** Stormwater Management Plan, prepared by HCE Engineers Pty Ltd;
- **Appendix G:** Traffic Engineering Report, prepared by Modus Pty Ltd;
- **Appendix H:** Waste Management Letter, prepared by Modus Pty Ltd; and
- **Appendix I:** Current Title Document.

In accordance with the *Brisbane City Council Development Assessment and Compliance Fees 2025-26*, the applicable development application fee is **\$10,868.00**. It would be greatly appreciated if Council could issue a fee quote in this amount, as soon as practically possible to allow payment to be made.

We trust this application includes all mandatory information, and in accordance with s51(5) of the *Planning Act 2016* and is therefore considered to be properly made. It is recommended the proposed development be approved, subject to relevant and reasonably required conditions.

Should you require any further assistance in relation to this matter, please contact Vass Stammes of VMS Town Planning & Development Consultants Pty Ltd via email at vass@vmstownplanning.com.au or by phone on 0431 499 499.

Kind Regards,

VMS Town Planning & Development Consultants Pty Ltd

A handwritten signature in cursive script that reads 'vstammes'.

Vass Stammes
Director

