

Our Ref: BNE180717

15 April 2025

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Development Assessment

Dear Sir / Madam,

Property Location:	409, 411, 415 and 427 Beckett Road, Bridgeman Downs QLD 4035
Property Description:	Lot 21 on SP227440, Lot 20 SP227439, Lot 2 on SP227438, and Lot 1 on SP227437
Development:	Development Permit for a Reconfiguring a Lot: Stage 1: 4 Lots into 28 Residential Lots, 2 Balance Lots, Park Lot, Drainage Easement and Access Easement Stage 2: – 2 Lots into 13 Residential Lots and Drainage Lot
Client:	427 Beckett Road Pty Ltd

In accordance with section 51 of the *Planning Act 2016* please find attached on behalf of our client in support of the above development application:

- Duly Executed DA Application Form 1;
- Executed landowner consent forms
- Town Planning Report by DTS Group;
- Approved Superseded Planning Scheme (A006600263) attached under **Appendix A**
- Code Compliance Assessment by DTS Group attached under **Appendix B**;
- Proposed Subdivision Plans by DTS Group attached under **Appendix C**;
- Structure Plan by DTS Group attached under **Appendix D**;
- Biodiversity Code Response by 28 South Environmental attached under **Appendix E**;
- SDAP Code 25 Response by 28 South Environmental attached under **Appendix F**; and
- Concept VMP and RMP by 28 South Environmental attached under **Appendix G**.

It is noted that the superseded planning scheme request submitted by DTS and as approved by Council (A006600263) noted a total of 41 residential lots. We note that at the time of submitting the request, there was a drafting error on the DTS proposal plan, with lot number '13' being skipped. Hence, the total number of lots is 41. We note that this error is a grammatical error only and the lot layout and proposed boundaries does not change. This development application reflects a total of 41 lots.

We trust that this application will be given the utmost attention and consideration. Should you require any further information, we would be pleased to assist.

Yours sincerely,



Liam Donald – Principal Planner
DTS Group QLD Pty Ltd
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