

Ref: 24-0678P

23 December 2025

Chief Executive Officer

Brisbane City Council

GPO Box 1434

Brisbane QLD 4001

Via Online Lodgement Portal

RE: Lodgement of a Development Application

Material Change of Use for a Retirement and Residential Care Facility (136 independent living unit apartments and 19 high care units) in two (2) stages

16 Twenty Fourth Avenue, Brighton QLD 4017

Dear Sir/Madam,

Introduction

On behalf of the applicant, LDK Healthcare Pty Ltd, Therefor Group hereby lodges the above development application in accordance with section 51 of the *Planning Act 2016*.

The following material is provided to assist in Council's assessment of the application.

Document Title	Prepared By	Date
Owner's Consent	Therefor Group	-
DA Form 1	Therefor Group	19 December 2025
Planning Report	Therefor Group	22 December 2025
Searches	Therefor Group	-
Code Compliance Statements	Therefor Group	22 December 2025
Architectural Plans	Rothelowman	23 December 2025
Architectural Statement	Rothelowman	23 December 2025
Heritage Impact Assessment	Urbis	19 December 2025
Traffic Impact Assessment	Modus	17 December 2025
Operational Waste Management Plan	Modus	19 December 2025
Engineering Services Report	Inertia	19 December 2025
Landscape Concept Plan	Lat Studios	19 December 2025

Brisbane
Turrbal and Yuggera Country
Longland Place, Level 2
76 Skyring Terrace
Newstead QLD 4006
PO Box 436 New Farm QLD 4005
Ph +61 7 3666 5200
brisbane@thereforgroup.com.au

Sunshine Coast
Gubbi Gubbi Country
Building 1
30 Chancellor Village Blvd
Sippy Downs QLD 4556
Ph +61 7 5294 0374
sunshinecoast@thereforgroup.com.au

Gold Coast
Kombumerri Country
Level 2
14 Edgewater Court
Robina QLD 4226
Ph +61 7 5636 9943
goldcoast@thereforgroup.com.au

ABN 61 147 343 084
ACN 147 343 084

www.thereforgroup.com.au

Application Fees

In accordance with Council's current Schedule of Fees and Charges, we have calculated the development application fee to be \$121,979. The method for this calculation is as follows:

Stage 1

- Retirement facility (64 ILUs) = \$8,723 + \$44,330 (\$715 x 62) = \$53,053
- Residential care (854m²) = \$5,577 + \$5,148 (572 x 9) = \$10,725

Stage 2

- Retirement facility (72 ILUs) = \$8,723 + \$48,620 + \$858 (\$429 x 2) = \$58,201

Conclusion

We would appreciate it if Council would now proceed with its assessment of this proposed development. Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Toby Heap', with a long horizontal flourish extending to the right.

Toby Heap

Principle Planner