BRISBANE
Level 12, 126 Maragret Street,
Brisbane, QLD 4000
t. 07 3217 5800

GOLD COAST
Level 4, Central Tower One,
56 Scarborough Street,
Southport, QLD 4215
t. 07 3101 4157

HPC Ref: 23594
Council Ref: A007117926

BCC DS
RECEIVED
22/10/2026
APPLICATION REF
A007117926

22 October 2026

Sent via: email

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001
DSPlanningSupport@brisbane.qld.gov.au

Attention: Graham Eagle

Dear Graham,

Response to Action Notice under Part 1(s3.2) of the *Development Assessment Rules 2017*: Development Application for A007117926 on land at 1503 and 1517 Lytton Road, Hemmant, QLD 4174 and described as Lot 2 on RP109230 and Lot 16 on SP112984.

In response to the Action Notice, dated 1 October 2026, we provide the following information:

Action 1
Owner's Consent – The material provided at lodgement as evidence of owner's consent cannot be accepted as one signatory's job title is shown to be 'Client Service Officer', which is not listed as an authorised title in Schedule B of the Power of Attorney document supplied.

Response
Please refer to the attached correspondence received from Council on 12 October 2026. As confirmed within email correspondence, Item 1 of the Action Notice has been satisfied.

Action 2
Application fee – Payment of the required application fee for the development application has not been made.

Response
Councils invoice was paid by the applicant on 21 October 2026. Therefore completing requested Action 2 (Application fee) of the Action Notice.

We believe that the information provided complies with all the actions in the action notice in accordance with Part 1(s3.2) of the *Development Assessment Rules 2017*. Therefore, the development application is constituted as Properly Made in accordance with Section 51(5) of the *Planning Act 2016* and Part 1(s1.1) *of the Development Assessment Rules 2017.*

If you have any questions, please do not hesitate to contact the undersigned on (07) 3217 5800.

Yours sincerely,
HPC Planning
A.B.N. 93 670 815 022

Hilary Barrett
Town Planner / Assistant Project Manager
hilary.b@hpcplanning.com.au