

Our ref: 12906
Your ref: A007017149

11 August 2026

Attention: Helen Danalis

Brisbane City Council
GPO Box 1434
Brisbane QLD 4000

Via Online Portal,

Dear Helen,

**RE: RESUBMISSION OF DEVELOPMENT APPLICATION FOR A RECONFIGURATION OF A LOT
(1 INTO 2 LOTS) AND BUILDING WORKS (ASSESSABLE AGAINST THE PLANNING
SCHEME)
29 KENT STREET, RED HILL QLD 4056 (Lot 2 on SP198492)**

We write on behalf of the applicant, Robert Deane, in relation to the lapsed application A007017149 over land at 29 Kent Street, Red Hill (legally described as Lot 2 on SP198492). The application was lodged for a Subdivision in a Character Zone (infill) and involving a pre-war dwelling and was subject to Impact Assessment. On 10 August 2026, Council had issued the letter confirming the application had lapsed under s31 of the *Development Assessment Rules* (DA Rules) for failure to undertake public notification.

On behalf of the applicant, we request Brisbane City Council waive the application fee for a Reconfiguration of a Lot and Building Works that would be payable upon re-lodgement of the application. A fee of \$11,726.00 has already been paid under the application A007017149 and a refund has not been issued.

In support of our response, we provide the following attachments:

- Attachment A** Previous Application Material (A007017149)
- Attachment B** Amended DA Form 1 & 2
- Attachment C** Information Request Response (A007017149)



The request is made on the basis of the following information:

- The original application was properly made on 15 May 2026.
- A confirmation notice was issued on 26 May 2026
- Council issued an Information Request on 8 June 2026 (outside of the information period timeframes).

On 7 August 2026, Council had reached out to confirm that the Information Request had been issued outside the statutory timeframe prescribed by the DA Rules. In correspondence dated 10 August 2026, Council advised that the application had lapsed under section 31 of the Development Assessment Rules and that a new development application would be required should the applicant wish to proceed with the proposal.

The applicant respectfully submits that the application lapsed due to procedural circumstances beyond its control. The applicant acted diligently throughout the assessment process and relied on Council's administration of the application, including its issue of the Information Request.

Prior to being notified that the application had lapsed, the applicant was prepared to respond to Council's Information Request dated 8 June 2026. A complete response now accompanies the re-lodged application material. As a result, once the application is properly made, it can proceed directly to public notification, with Council's further assessment limited to reviewing the Information Request response and progressing the application towards a decision.

Based on the above information we respectfully request that Council exercise its discretion to waive the applicable application fees associated with the relodgement of the application.

Yours sincerely

Saunders Havill

A handwritten signature in black ink that reads "Harry Keenan". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Harry Keenan
Town Planner