



Brisbane

TOWN PLANNING

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Development Assessment
Brisbane City Council
GPO Box 1434
Brisbane, Queensland, 4001

Dear Sir/Madam

**RE: PROPOSED DEVELOPMENT APPLICATION
AT 121 WINDSOR ROAD IN KELVIN GROVE**

We have lodged a development application over the above site.

This application technically attracts a fee of \$28,200. Being the \$9,150 base unit fee, the \$750 fee for the third unit, the \$1,200 partial demolition fee, and then the \$17,100 impact assessable fee.

We would respectfully request that Council reduce the fee payable on this application.

This request is being made for the following reasons:

- The purpose of this application is to fix up what we understand to be a gap in the historical documentation (aka to clean up the Council records). Then to add a modest extension to the side of the upper level, to improve the existing internal living facilities.

The application will see a reduction in the number of units on site based on Council's official records, and it will not alter the number of bedrooms and hence people on site in the remaining units in any way. In short, it will reduce the intensity of the use on the site, whilst improving the liveability for the existing residents.

- A prelodgement meeting has already been held with Council, which has meant that the assessment process has already commenced. Put crudely, part of the assessment work has been carried out, and the client has already paid \$1,144 towards that assessment.
- This prelodgement meeting did not raise any major concerns, and all recommendations regarding the design/parking etc have been accommodated in the final submission.
- As suggested by Council, the owners have liaised with the side neighbours and made design changes to address their concerns. As such, Council can be assured that there shouldn't be any community backlash and hence submission work required, as is normally the case in an impact application.
- Additional costs will be incurred by the owners to cover the public notification process (approximately \$2,000) and certification costs etc at Building Approval stage. As such, the additional fees attributed to the impact unit classification will continue beyond the DA fees.

Based on the above, we would suggest that the scope of work and hence resource allocation for Council would be more akin to a new dwelling house application.

As such, we would respectfully request that consideration be given to charging the impact assessable new house fee instead. Being \$2,400 + \$1,200 + \$750. Meaning that Council would receive a total of \$5,494 for the owners getting the benefit of the new ensuite, bedroom extension and laundry, once the prelodgement fee is accounted for.

Should you have any queries regarding this request please do not hesitate to contact me on 3113 3261.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P. Charles', with a stylized flourish at the end.

Peta Charles
Principal Planner