

Our Ref: SP25014.L01.001
Contact: Leisa Sinclair

1 October 2026

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

Delivery Via: BCC Online Lodgement

Dear Sir,

DEVELOPMENT APPLICATION UNDER SECTION 51 OF THE PLANNING ACT 2016
16 HAMILTON STREET, KANGAROO POINT QLD 4169 – LOT 1 ON RP60298
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE DWELLING

Sinclair Planning Pty Ltd acts on behalf of Feel-J Properties Pty Ltd ACN 669 980 509 as trustee (Applicant) in relation to a development application made to Brisbane City Council (Council), pursuant to Section 51 of the Planning Act 2016 (Planning Act).

The development application seeks a Development Permit for a Material Change of Use for Multiple Dwelling use at 16 Hamilton Street, Kangaroo Point Q 4169, properly described as Lot 1 on RP60298.

The following material is provided to assist with the assessment of the development application:

- Planning Act 2016 DA Form 1;
- Owners Consent;
- Town Planning Report including:
 - Appendix A Property Searches;
 - Appendix B Code Compliance;
 - Appendix C Proposal Plans;
 - Appendix D Urban Design Report;
 - Appendix E Landscape Concept;
 - Appendix F Heritage Impact Assessment;
 - Appendix G Civil Engineering Report;
 - Appendix H Transport Engineering Report;
 - Appendix I Operational Waste Management Plan.

Council's 2026-2027 Register of Fees and Charges prescribes the development assessment fee for the development application as \$34,500.00, calculated as follows:

Use	Unit	Cost	Sum
Multiple Dwelling (13 Units)			
Base Fee - 2 Units	2	\$9,150.00	\$9,150.00
Fee – 2 to 70 Units	11	\$750.00	\$8,250.00
Sub-total			\$17,400.00
Impact Assessable Multiple Dwelling			
Flat Fee	1	\$17,100.00	\$17,100.00
Total Fee			\$34,500.00

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APPLICATION REF
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The Applicant will pay the development assessment fee when confirmed via a Notice to Pay issued by Council.

Please contact the undersigned if there are any queries in relation to the application.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Leisa Sinclair', is written over a light blue rectangular background.

Leisa Sinclair
Director