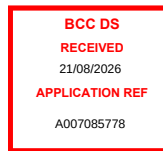


urbis.com.au

Level 32, 300 George Street
Brisbane QLD 4000 Australia (Yuggera Country)

Urbis Ltd
ABN 50 105 256 228



21 August 2026

Planning Application Review Service
Development Services
Brisbane City Council
GPO Box 1434
Brisbane City QLD 4001

Attention: Bronwyn Willis – Planning Paratech
Delivery via email: brownwyn.willis@brisbane.qld.gov.au

Dear Bronwyn,

Response to Action Notice – 2a – 2 & 4 Gordon Street and 3, 5 & 6 Byres Street (Council Ref.: A007085778)

Urbis acts on behalf of *Gordon Street Developer Pty Ltd* (**the Applicant**) in relation to the abovementioned development application over the site at:

- 2a Gordon Street, Newstead – formally described as Lot 52 on RP9344;
- 2 Gordon Street, Newstead – formally described as Lot 53 on RP9344;
- 4 Gordon Street, Newstead – formally described as Lot 54 on RP9344;
- 3 Byres Street, Newstead – formally described as Lot 64 on RP9344;
- 5 Byres Street, Newstead – formally described as Lot 65 on RP9344; and
- 7 Byres Street, Newstead – formally described as Lot 1 on RP43506.

The development application seeks approval for the following:

- Development Permit for Material Change of Use for Multiple Dwelling (305 units), and Centre Activities (Food and Drink Outlet, Office, Shop, Health Care Service, Indoor Sport and Recreation); and
- Development Permit for Carrying out Building Work in the Coastal Hazard Overlay and Flood Overlay.

This correspondence constitutes the Applicant's response to the Action Notice issued by Brisbane City Council (**Council**) on 17 August 2026 (included in **Attachment A**). As stipulated, the Applicant is required to respond within 20 business days from Council issuing the Action Notice, concluding on 14 September 2026. This written notice is provided within the applicable statutory period, and thus the Applicant requests that Council recognises the development application as properly made in accordance with Section 51(6) of the *Planning Act 2016* (**Planning Act**) and Chapter 1, Part 1, Section 3.2 of the *Development Assessment Rules (Version 3.0)* (**DA Rules**).

This response is accompanied by the following supporting information:

- **Attachment A** – Brisbane City Council Action Notice, dated 17 August 2026;

- **Attachment B** – Brisbane City Council Fee Quote (Ref: 6565 0005 9076 917);
- **Attachment C** – Remittance Advice, dated 20 August 2026;
- **Attachment D** – Property Searches and Landowners Consent;
- **Attachment E** – DA Form 2 Lodgement Receipt; and
- **Attachment F** – DA Form 2.

Each item from Council's Action Notice letter has been outlined below (*in italics*) along with the respective comments and responses to each item.

Item 1 – DA Form 1

Provide Council with an amended DA Form 1 addressing the relevant questions outlined above or provide DA Form 2.

Response

The Applicant confirms that DA Form 2 was submitted at the time the application was lodged on **6 August 2026**, refer to **Attachment E**. Notwithstanding, the Applicant reissues DA Form 2 at **Attachment F** for Council's reference.

Item 2 – Additional Documentation

Provide Council with Title Searches for the landowner.

Response

The Applicant confirms that the Title Searches were submitted as **Appendix B** at the time the development application was lodged on **6 August 2026**. **Figure 1** provides a snippet of the online lodgement receipt for reference. Notwithstanding, the Applicant resubmits the Title Search as **Attachment D** for Council's reference.

Figure 1 – Development Application Lodgement Receipt (*Emphasis of Title Search in green*)

Owner's Consent	app b - property searches and landowners consent.pdf
Planning Assessment	rpt_p0065498_gordon st, newstead_town planning report_v2_260806.pdf
Planning Assessment	app n - brisbane city plan 2014 assessment.pdf
Proposed Plans	app c - architectural plans and urban design report_part1.pdf
Proposed Plans	app c - architectural plans and urban design report_part2.pdf
Title Search	app b - property searches and landowners consent (1).pdf

Source: *Urbis Ltd*

Item 3– Payment of Application Fee

Attend to the payment of the application fees as identified in the attached fee quote, Reference Number 656500059076917.

Response

The Applicant acknowledges that Council issued an Action Notice and Fee Quote for the development application concurrently on 17 August 2026 (included in **Attachment A** and **Attachment B**).

The Applicant paid the relevant fee quote on 20 August 2026 with remittance confirming payment provided at **Attachment C** for Council's reference. The Applicant has taken the required actions to ensure that the application is now properly made.

Item 4 – Written Response

Provide a written response to Council in accordance with Chapter 1, Part 1, Section 3.2 of the Development Assessment Rules

Response

This correspondence constitutes the total extent of our response to the Action Notice made by Council in accordance with Section 51(6) of the Planning Act and Chapter 1, Part 1, Section 3.2 of the DA Rules. We ask that Council progress the assessment of the application on this basis.

If you have any questions regarding the above or the attached material, please do not hesitate to contact the undersigned, **Sirena Kwok (Senior Consultant)** or **Natalia Grodek (Consultant)** on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Liam Martin".

Liam Martin
Associate Director
+61 7 5600 0656
lmartin@urbis.com.au