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13 October 2026

**ATTENTION: SARAH POON**

Planning Officer – Brisbane SARA
Development Assessment Division – Planning Group
DSDILGP
PO Box 15009,
City East QLD 4002

BCC DS
RECEIVED
13/10/2026
APPLICATION REF
A007032991

Dear Sarah

**RE: 28 & 34 BELL STREET, KANGAROO POINT QLD 4169**
**RESPONSE TO SARA FURTHER ADVICE NOTICE**
**SARA FILE REFERENCE NUMBER: 2606-53055 SRA**

Following receipt of Brisbane SARA's Further Advice Notice dated 22 July 2026 given under Section 35 of the *Development Assessment Rules (DA Rules)*, please now accept this written correspondence as our response in full to this Advice Notice.

This response is supported by the following documents:

- **Attachment A:** Written Response to SARA's Further Advice Notice;
- **Attachment B:** Report on Preliminary Geotechnical Investigation prepared by Douglas Partners; &
- **Attachment C**: Report on Geotechnical Tunnel Load Assessment.

We trust this response is suitable for your assessment purposes.

Please do not hesitate to contact me in the office should you have any queries regarding this Development Application.

Kind Regards,

**Adam Lockhart**
BBE (URP) (MPIA)
**Director – Town Planning**
**P** (07) 3852 3190 | **E** adam.lockhart@halarchitects.com.au

**HAL Architects Pty Ltd**

*c.c – Brisbane City Council – Assessment Manager*