



Cover letter & DA Form 1

Proposed Reconfiguring of a lot at 12, 18, and 26 Cloverdale Rd, Doolandella, Impact Assessment, July 2022



COVERING LETTER



Chief Executive,
Brisbane City Council,
Brisbane Square,
266 George Street,
Brisbane Qld 4000,
GPO Box 1434
Brisbane Queensland

23 July 2022

Attention: Ms Hayley Wells,

Senior Planner, City Planning and Sustainability,
Development Services

Dear Hayley,

12, 18 and 26 CLOVERDALE ROAD DOOLANDELLA, Proposed 41 Lot RAL and Associated Infrastructure

Please find attached documents relating to an application for a RAL application, for land referenced above. The package of documents includes:

- DA Form 1;
- Recent Title Search Documents;
- Owner's Consent Forms;
- Planning Report supporting the application; and,
- Specialist Consultant reports combined with code compliance templates.

This application results from recent conversations with Ms Wells, and prior to that with Mr Joel Wake, wherein it was requested that a totally fresh application be lodged. The application is for a RAL of three (3) existing lots into 41 residential lots in association with new local roads and infrastructure. The road layout accords with BCC's requirement for full and safe access to the existing townhouse development adjoining the western boundary of my clients' site.

Research and design work undertaken by the consultants has taken time due to the prevailing COVID 19 restrictions, combined with current economic and supply-chain conditions in Australia. I understand that each of the consultants whose reports are attached did contact and liaise with their relevant counterparts in BCC.

The application fee calculation shown below has been done in accordance with the BCC Development Assessment and Compliance Fees 2022-23" document for an un-staged subdivision. If this calculation is incorrect, please advise accordingly when serving an invoice for the proper fee. I request some consideration for my clients insofar as taking the earlier application fee paid into account as a credit (A005503886) when calculating the new fee.

RAL Base Fee \$3,840.00,
30 lots \$23,040.00,
Additional 11 lots \$7,040,
Minus Previous Fee Paid for A005503886 \$3,540.00,

Total Fee: \$30,380.00

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I trust that all the information you will require is now forming part of the application. Please contact me by phone if there is any further information required. The assistance and advice from both Joel and Hayley is appreciated greatly.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Stewart Somers', with a long horizontal stroke extending to the right.

Stewart Somers
Principal Consultant
Nexus Urban Consulting Pty Ltd

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