

01 October 2026

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

Submitted: Via Portal

Dear Sir / Madam

RE: APPLICATION FOR DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (17 UNITS) AND OFFICE AND PRELIMINARY APPROVAL FOR BUILDING WORKS (WORKS WITHIN FLOOD OVERLAY) UPON LAND AT 17 FOX STREET, WYNNUM QLD 4178 (LOT 3 ON RP47594)

We write in relation to the abovementioned proposal and attach for your assessment a copy of our development application.

Please note the following documents are provided to assist in your assessment:

- Town Planning Report by *Town Planning Alliance (TPA)*;
- DA Form 1 & DA Form 2;
- Signed landowner's consent;
- Title Search;
- Architectural Plans by *Cera Stribley*;
- Context Study and Buildings that Breathe Report by *Cera Stribley*;
- Civil Engineering Report by *Michael Bale & Associates*;
- Flood Impact Assessment Report by *Water Technology*;
- Landscape Concept Plan by *LAUDink*;
- Survey Plan prepared by *Simpson Rayner Surveys*;
- Traffic Engineering Report by *Modus*; and
- Waste Management Plan by *Modus*.

We trust that the information provided will assist in your assessment of the application.

Should you wish to discuss the matter further, please do not hesitate to contact our office on 07 3361 9999.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD



Vu Nguyen
DIRECTOR

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