



Our Reference: UP25084

10 October 2026

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

Via Online Electronic Lodgement

Dear Sir / Madam,

SUBJECT: DEVELOPMENT APPLICATION SEEKING DEVELOPMENT PERMIT
APPLICATION TYPE: MATERIAL CHANGE OF USE (IMPACT ASSESSMENT), RECONFIGURING A LOT AND OPERATIONAL WORK (CODE ASSESSMENT)
PROPERTY DETAILS: 163 LOVAT STREET, ELLEN GROVE QLD 4078 (LOT 64 ON RP85889)

We write on behalf of the **Duo Dev Pty Ltd**, in lodging this development application over the above-mentioned property address for:

- Development Permit – *Material Change of Use*
 - **Multiple dwelling (24 dwellings)**
- Development Permit – *Reconfiguring a Lot*
 - **1 into 2 lots**
- Development Permit – *Operational Work*
 - **Vegetation clearing**

In accordance with Section 51 of the Planning Act 2016 and in support of the application, the following information is provided:

- **Part 1** *Application forms and landowner's consent;*
- **Part 2** *Supporting documents*
- **Part 3** *Drawings*
- **Part 4** *Specialists' reports*

The development application fee will be paid on receipt of Council's Notice to Pay.



Should you have any enquiries concerning this correspondence or application, please do not hesitate to contact the undersigned on 07 5649 8665.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Marvin Wright', with a long, sweeping underline.

Marvin Wright
Senior Planner – Ultimate Planning Solutions
