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APPLICATION REF
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19 November 2026

**ATTENTION: THE ASSESSMENT MANAGER**

Development Assessment Team
City Planning and Sustainability Division
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Lodgement Via BCC DA Portal

Dear Sir/Madam

**RE: 48, 52, 56 & 60 DOVERCOURT ROAD, TOOWONG QLD 4066**
**LOT 7 ON REGISTERED PLAN (RP) 55513 AND**
**LOTS 4, 5 & 6 ON REGISTERED PLAN (RP) 53953**
**LODGEMENT OF DEVELOPMENT APPLICATION**

**Creera Property Pty Ltd** has engaged HAL Architects Pty Ltd in our capacity as architects and town planners to prepare and process a Development Application over the land at 48, 52, 56 & 60 Dovercourt Road, Toowong QLD 4066 which is more accurately described as Lot 7on Registered Plan RP55513 and Lots 4, 5 & 6 on Registered Plan RP53953.

The Development Application seeks a Development Approval for the following aspect of development:

- **Material Change of Use (Multiple Dwelling – 8 x Dwellings)**
  Development Permit;
- **Reconfiguration of a Lot (4 into 8 Lots – Subdivision of Land)**
  Development Permit;
- **Carry out Building Works (Associated with MCU in Traditional Building Character Overlay)**
  Development Permit.

Pursuant to Section 51 (1-3) of the *Planning Act 2016,* we confirm this Development Application is a 'properly made application' prepared in accordance the approved form to the assessment manager and is accompanied by:

- The mandatory supporting documents required under the form to be attached to, or given with the application;

- Written consent of the registered owner/s of the land that forms the subject of the Development Application (refer to **DA Form 1 & DA Form 2** as part of the development assessment package).

As per Council's Development Assessment and Compliance Fee's 2026-27, it is understood an assessment fee in the amount of **$40,650.00** is payable. Given this application has been lodged electronically we await Council's confirmation of this fee and issue of the relevant tax invoice.

Part 1 of the DA Rules directs that as assessment manager, the Council now has 10 business days (*confirmation period*), starting the day after the assessment manager receives this application, to determine our lodgement as a 'properly made application'.

If you have any queries regarding the information above, please do not hesitate to contact me in the office.

Kind Regards,



**Adam Lockhart**
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**Director - Town Planning**
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**HAL Architects Pty Ltd**