ALIGN PLANNING

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BCC DS
RECEIVED
10-11-2026
APPLICATION REF
A007147353

Reference: 2024 - 113

6 November 2026

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

RE: BRISBANE CITY COUNCIL DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR A DUAL OCCUPANCY AT 268 BENHIAM STREET, CALAMVALE

Real Property Description: Lot 187 on RP92598

Dear Sir/Madam,

Reference is made to the above Development Application and pursuant to the provision of the Planning Act, QLD (2016), please find enclosed:

1. An electronic copy of the Development Application lodged via elodgement which includes:

a. Part 1 – Forms

i. DA Form

ii. Title Search and Authorities

b. Part 2 - Supporting Documents

i. Planning Assessment Report

ii. City Plan Codes / Benchmarks

iii. PDOnline Extract, City Plan Property Report and PDSLive Extract

iv. Title Registry Plans

v. Infrastructure Plans

vi. SARA and SPP Mapping

vii. Survey Plan

viii. Pre Lodgement Meeting Minutes

ix. Subdivision Mud Map (Structure Plan)

x. Existing Building Plans

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c. Part 3 – Plans

i. Architectural Plans

2. The application fee of **$39,450.00** appears to be applicable to the proposal as extracted from the Brisbane City Council Register of Fees and Charges 2026/2027, for a Material Change of Use for Dual Occupancy – Impact. The fee was calculated as follows:

Base Dual Occupancy Fee - $9,150.00

Impact Assessment Fee - $17,100.00

Structure Plan - $13,200.00

Total Fee - $39,450.00

Following submission of the proposal Align would like to discuss the application fee with Brisbane City Council officers as the overall fee appears excessive considering the scale of the development. Please contact us to discuss.

Yours Faithfully,

Align Team