

Our Ref: BNE250502

8 September 2026

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

Attention: Development Assessment Team

Dear Sir / Madam,

Property Location:	39 York Street, Coorparoo QLD 4151
Property Description:	Lot 2 on RP73606
Development:	Development Permit for a Material Change of Use and Building Work - Dual Occupancy
Client:	Bac and Na Nguyen

In accordance with section 51 of the *Planning Act 2016* please find attached on behalf of our client in support of the above development application:

- DA Form 1 and 2;
- Town Planning Report prepared by DTS Group Qld;
- Code Assessment prepared by DTS Group Qld, attached under **Appendix A**;
- Proposal Plans prepared by McCarthy Homes, attached under **Appendix B**;
- Arborist Report prepared by Glascott, attached under **Appendix C**;
- Flood Report prepared by Flood Smart Engineering, attached under **Appendix D**;
- Hydraulic Drawings prepared by H Design Hydraulic Engineering Group, attached under **Appendix E**.

We trust that this application will be given the utmost attention and consideration. Should you require any further information, we would be pleased to assist.

Yours sincerely,



Melissa Lowe - Principal Planner
DTS Group QLD Pty Ltd
Email: planning@dtsqld.com.au
Phone: 07 3118 0600