

6 August 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Sir/Madam,

**Development Application 2a-2 & 4 Gordon Street & 3, 5 & 7 Byres Street,
Formally Described as Lots 52, 53 & 54 and 64 & 65 on RP9344 and Lot 1 on
RP43506**

In accordance with Section 51 of the *Planning Act 2016* and on behalf of *Gordon St Development Pty Ltd* (the 'Applicant'), please find attached a 'properly made' development application seeking approval for the following:

- Development Permit for Material Change of Use for Multiple Dwelling (305 units) and Centre Activities (Food and Drink Outlet, Office, Shop, Health Care Service and Indoor Sport and Recreation); and
- Development Permit for Carrying out Building Work in the Coastal Hazard Overlay and Flood Overlay.

Please find the following documents enclosed to support this Impact Assessable Development Application:

- Town Planning Assessment Report, addressing the applicable assessment benchmarks, including attached specialists' reports:
 - **Appendix A** – DA Forms;
 - **Appendix B** – Property Searches and Landowner's Consent;
 - **Appendix C** – Architectural Plans and Urban Design Report, prepared by *Plus Studio*;
 - **Appendix D** – Landscape Concept Plan, prepared by *Urbis*;
 - **Appendix E** – Traffic Impact Assessment Report, prepared by *Modus*;
 - **Appendix F** – Construction Management Plan, prepared by *M2M*;
 - **Appendix G** – Conceptual Stormwater Management Plan, prepared by *ADG Engineers*;
 - **Appendix H** – Engineering Services Report, prepared by *ADG Engineers*;
 - **Appendix I** – Operational Waste Management Plan, prepared by *Modus*;
 - **Appendix J** – Desktop Window Impact Study prepared by *Vipac*;
 - **Appendix K** – Acoustic Impact Assessment, prepared by *Vipac*;
 - **Appendix L** – Flood Assessment Report, prepared by *Water Engineering Partners*;
 - **Appendix M** – State Planning Policy 2017 Assessment; and
 - **Appendix N** – Brisbane City Plan 2014 Assessment.

Once Council has received the application and a fee quote has been issued, the required lodgement fee will be paid. The relevant application fee has been calculated based on the 2026/2027 financial year fees and charges schedule. Based on the proposed 305 units for the Multiple Dwelling and gross floor area of 498m² for the Centres Activities uses, the development assessment fee is estimated to be **\$191,850**, which is calculated as follows:

Table 1 – Applicable Assessment Fee

Fee Type	Applicable Fee
Multiple Dwelling Development	
Base fee (includes up to two units)	\$9,150
Fee per unit (more than two units up to and including 70 units)	$= (70 - 2) \times \$750$ $= 68 \times \$750$ $= \$51,000$
Additional fee per unit, more than 70 units	$= (305 - 70) \times \$450$ $= 235 \times \$450$ $= \$105,750$
Development Assessment Area Charge Development	
Base fee up to 50m ²	\$5,850
Plus additional fee per 100m ² or part thereof, 51m ² to 2,050m ²	$= [(496 - 50) / 100] \times \572 $= (446 / 100) \times \$600$ $= 5 \times \$600$ $= \$3,000$
Impact Assessment Fee	
Multiple dwelling development	\$17,100
Total Fee	\$191,850

If you have any questions regarding the attached material, please do not hesitate to contact **Liam Martin (Associate Director)**, **Sirena Kwok (Senior Consultant)**, or **Natalia Grodek (Consultant)** on (07) 3007 3800.

Yours sincerely,



Ben Lyons
Partner