



TOWN PLANNING

& DEVELOPMENT CONSULTANTS

ABN: 232 5100 6120
Level 1, 6 Overend Street,
East Brisbane QLD 4169
info@vmstownplanning.com.au
www.vmstownplanning.com.au

27 April 2026

ATTENTION: CHIEF EXECUTIVE OFFICER

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via online lodgement portal

Dear Sir / Madam,

RE: DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT FOR DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (ONE (1) LOT INTO FOUR (4) LOTS) AND ACCESS EASEMENT AT 257 GYMPIE ROAD, KEDRON ON LAND DESCRIBED AS LOT 1 ON SP288094

Please find enclosed a development application as specified in the subject line above. VMS Town Planning & Development Consultants Pty Ltd is submitting this application to the Brisbane City Council on behalf of Trident Capital Group Pty Ltd.

To assist Council in assessment of the development application, please find enclosed:

- **Appendix A:** DA Form 1 – Development Application Details;
- **Appendix B:** Assessment Benchmarks (*Brisbane City Plan 2014 (Version 35)*);
- **Appendix C:** Reconfiguration Plan, prepared by VMS Town Planning & Development Consultants;
- **Appendix D:** Landowners Consent Letter & Current Title Document.

In accordance with the *Brisbane City Council Development Assessment and Compliance Fees 2025-2026*, the applicable development application fee is **\$6,006.00**. It would be greatly appreciated if Council could issue a fee quote in this amount, as soon as practically possible to allow payment to be made.

We trust this application includes all mandatory information, and in accordance with s51(5) of the *Planning Act 2016* and is therefore considered to be properly made. It is recommended the proposed development be approved, subject to relevant and reasonably required conditions.

Should you require any further assistance in relation to this matter, please contact Vass Stammes of VMS Town Planning & Development Consultants Pty Ltd via email at vass@vmstownplanning.com.au or by phone on 0431 499 499.

Kind Regards,

VMS Town Planning & Development Consultants Pty Ltd

Vass Stammes
Director

