



28 July 2026

Planning Application Review Service
Development Services
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

ATTN: Biljana De Sousa

Dear Biljana,

Response to Action Notice for Development Application at 280 Elizabeth Street, Brisbane City (Council Ref.: A007073249)

On behalf of *Cbus Property C3 Pty Ltd* (the 'Applicant'), we confirm all actions required under Brisbane City Council's Action Notice dated 27 July 2026 have been completed.

In support of this response, please find attached the following supporting material:

- **Attachment A** – Power of Attorney Documentation; and
- **Attachment B** – Remittance Advice.

Each item from Council's Action Notice letter has been outlined below (*in italics*) along with the respective comments and responses to each item.

Item 1 – A copy of the Power of Attorney document

- Please provide a copy of the Power of Attorney document to confirm that the signatories to the consent are appointed under Section 14 of the Powers of Attorney Act. This document must be signed by the person holding the Power of Attorney.*

Response

Attachment A contains a copy of the Power of Attorney document, which confirms the signatory has authority to sign the Landowner's Consent for Lots 1 and 2 on RP979, and Lot 26 on SL11452.

Item 2 – Breakdown of chargeable area and itemised breakdown

- a. Please be advised that a chargeable area of 38,225.50 m² has been calculated based on the DA lodgement form. However, could you please confirm whether this chargeable area includes all proposed uses, namely. Office, Food and Drink Outlet, Outdoor Area, Indoor Sport and Recreation, Health Care Service, and Function Facility? Please provide an itemised breakdown of the chargeable area for each use that forms part of the development assessment area charge calculation.

Response

The Applicant confirms that the chargeable area of 38,225.50m² includes all proposed uses, including Office, Food and Drink Outlet, Outdoor Area, Indoor Sport and Recreation, Health Care Service, and Function Facility.

For clarity, an itemised breakdown of the chargeable area for each use that forms part of the development assessment area charge calculation is provided below:

Land Use	Chargeable Area (m ²)
Office	38,225.50
Food and Drink Outlet	230.20
Outdoor Area	N/A – this is not a land use and has not been applied for
Indoor Sport and Recreation	810.90
Health Care Service	120.00
Function Facility	475.40
Total	38,225.50

We acknowledge the total GFA is less than the combined GFA of the individual land uses. Some of the areas within the building will have dual uses (i.e. potential for rooms to be used for indoor sport and recreation or health care service; or entirely for the office tenants). This is common place within the CBD.

Item 3 – Payment of Application Fee

Payment of the required application fee for the development application has not been made.

Response

Attachment B contains remittance advice confirming the required application fee for the development has been made. The Applicant has therefore taken the required actions to ensure that the application is now properly made.

Item 4 – Written Response

Provide a written response to Council confirming that you have complied with all items listed in the Action Notice (refer to Page 3 for the template).

Response

This correspondence constitutes the total extent of our response to the Action Notice made by Council in accordance with Section 51(6) of the Planning Act and Chapter 1, Part 1, Section 3.2 of the DA Rules. We ask that Council progress the assessment of the application on this basis.

If you have any questions regarding the above or the attached material, please do not hesitate to contact the undersigned or Jessica Higgins (Senior Consultant) on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "S.D.", with a long horizontal flourish extending to the right.

Sarah Davies
Associate Director
+61 7 3007 3858
sjdavies@urbis.com.au