



Peta Charles <peta@brisbanetp.com.au>

Development Application Fee Reduction Request

1 message

Kathryn Perry <kathrynrsmith94@gmail.com>
To: Peta Charles <peta@brisbanetp.com.au>

12 July 2026 at 22:44

Hi Peta,

Thanks so much for your time and for your assistance, please see below:

To Whom It May Concern,

We wanted to take the opportunity to share our personal perspective alongside the formal application that has been lodged. We are hopeful that the Council will consider a substantial reduction in the applicable fees, given the unique circumstances surrounding our application of a multi-dwelling but also our family home.

This is not an application for a new approval. Rather, it is an amendment to remove a historical approval that was granted decades ago and has passed through three previous owners. As you are aware, the proposal reduces the approved development on the site from four dwellings to three. It doesn't increase the development potential of the property or seek any special concessions; it simply removes an approval for a dwelling that was never built.

Neither we nor our planning consultant were aware that Brisbane City Council held records of an approval for an additional, unbuilt dwelling until it was identified during our pre-lodgement meeting. Importantly, it was Council officers who recommended that we remove this historical approval to tidy up the planning records before proceeding with our extension. Given that this amendment is being undertaken solely at Council's recommendation, we hope this can be taken into account when considering both the assessment fees and the processing timeframe.

We are a newly married couple living in our family home with our 10-month-old daughter. Our family has called Windsor Road home for over 40 years, and we hope to continue that connection for many years to come. Like many young families, we're simply trying to improve our home to better suit our needs - our planned extension is modest and, believe it or not, our biggest wish is just to finally have a bathtub! Our proposed extension complies with the relevant planning provisions, was well received during the pre-lodgement meeting, and does not require any special approvals or planning concessions.

The two existing one-bedroom flats beneath our home provide rental income that helps us meet our mortgage repayments. For that reason, the unexpected additional costs associated with this historical approval are significant for us, particularly as the approval predates our ownership by many years and was something we had no knowledge of or involvement in.

We also understand that all available evidence - including historical drainage plans, Council records and site inspections - indicates that the two existing one-bedroom flats were lawfully approved and complied with the relevant Council requirements. This understanding also appears to have been accepted by Council officers.

Overall, this application is really about regularising a historical approval and ensuring Council's records accurately reflect what exists on the property. In doing so, it actually reduces the approved

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development potential of the site rather than increasing it.

We sincerely hope these circumstances can be taken into consideration and that Council will see fit to grant a substantial reduction in the applicable fees. We appreciate your time and consideration.

Kind regards,

Scott and Kathryn Perry