



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

17 September 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 RECONFIGURING A LOT (ONE (1) LOT INTO TWO (2) LOTS) AND ACCESS & SERVICES EASEMENT AT 37 BROOK STREET, SOUTH BRISBANE ON LAND DESCRIBED AS LOT 66 ON RP11691

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 BILL AVGOUSTAKIS.

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 36)*);
- **Appendix C:** Reconfiguration Plan, prepared by VMS Town Planning & Development Consultants;
- **Appendix D:** Engineering Services Report, prepared by Simforia Pty Ltd;
- **Appendix E:** Landowners Consent Letter & Current Title Document.

In accordance with the *Brisbane City Council Development Assessment and Compliance Fees 2026-2027*, the applicable development application fee is **\$4,500.00**. 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 David Fisk of VMS Town Planning & Development Consultants Pty Ltd via email at david@vmstownplanning.com.au or by phone on 0422 814 210.

Kind Regards,

VMS Town Planning & Development Consultants Pty Ltd

vstammes
Vass Stammes
Director

