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**BCC DS**  
**RECEIVED**  
18-JUN-2026  
**APPLICATION REF**  
A007052785



18 June 2026

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

**Attention:** The Assessment Manager

**Delivery via:** Brisbane City Council's Online Lodgement Form

Dear Sir / Madam,

## Development Application for Development Permit for Material Change of Use (Multiple Dwelling) And Carrying out Building Works in the Flood Overlay at 90-92 Oxlade Drive, New Farm

In accordance with Section 50 of the *Planning Act 2016* and on behalf of *Cardo Property*, please find attached a 'properly made' development application in relation to land at 90-92 Oxlade Drive, New Farm, formally described as Lots 12-13 on RP8781. This development application seeks approval for the following:

- Development Permit for Material Change of Use for Multiple Dwelling; and
- Development Permit for Carrying out Building Works in the Flood Overlay (Brisbane River flood planning area 4 and Overland flow flood planning area sub-category).

We **enclose** the following information in support of the application:

- DA Form 1 (Development Application Details);
- DA Form 2 (Building Works);
- Land owner's consent;

Planning Assessment Report addressing the applicable assessment benchmarks, including attached specialists' reports;

- **Appendix A** – Property Searches and Documents;
- **Appendix B** – EMR and CLR Search Results;
- **Appendix C** – Brisbane City Council FloodWise Property Report;
- **Appendix D** – Summary of Surrounding Approvals;

- **Appendix E** – SPP Assessment (Strategic airports and aviation facilities);
- **Appendix F** – Brisbane City Plan 2014 Assessment;
- **Appendix G** – Survey Plan, prepared by RPS;
- **Appendix H** – Plans of Development, prepared by *bureau^proberts*;
- **Appendix I** – Urban Design Report, prepared by *bureau^proberts*;
- **Appendix J** – Arboricultural Impact Assessment, prepared by *Independent Arboricultural Services*;
- **Appendix K** – Landscape Concept Report, prepared by *WILD Studio*;
- **Appendix L** – Traffic Engineering Report, prepared by *Lambert & Rehbein*;
- **Appendix M** – Civil Engineering Report, prepared by *Robert Bird Group*; and
- **Appendix N** – Operational Waste Management Plan, prepared by *Modus Transport and Traffic Engineering Pty Ltd*.

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 2025–26 financial year fees and charges schedule. Based on a total of 10 residential units, the current multiple dwelling development assessment charge is **\$30,745**, calculated as follows:

**Table 1** – Applicable Assessment Fee

### Multiple Dwelling Charge

Base fee, includes up to two units	<b>\$8,723</b>
Plus additional fee per unit, more than two units up to and including 70 units	$= [(10 - 2) \times \$715.00]$ $= 8 \times \$715.00$ $= \mathbf{\$5,720}$
Impact Assessment fee for Multiple Dwelling development	<b>\$16,302</b>
<b>Total</b>	<b>\$30,745</b>

If you have any questions regarding the attached material, please do not hesitate to contact the undersigned or **Melanie Kwok (Associate Director)** on (07) 3007 3800.



Yours sincerely,

A handwritten signature in black ink, appearing to read "Trent Forrest". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Trent Forrest  
Director  
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[tforrest@urbis.com.au](mailto:tforrest@urbis.com.au)