



25 May 2026

ATTENTION: THE ASSESSMENT MANAGER

Development Assessment Team
City Planning and Sustainability Division
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Dear Sir/Madam

**RE: 28 & 34 BELL STREET KANGAROO POINT QLD 4169
LOTS 17 & 19 ON REGISTERED PLAN (RP) 11109
LODGEMENT OF DEVELOPMENT APPLICATION
MULTIPLE DWELLING – 18 UNITS**

ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

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SIG Property Group Pty Ltd has engaged HAL Architects Pty Ltd in our capacity as architects and town planners to prepare and process a Development Application over 28 & 34 Bell Street, Kangaroo Point QLD 4169. The Development Application seeks a Development Approval for the following aspects of development:

Material Change of Use (Multiple Dwelling x 18 Units)
Development Permit

Pursuant to Section 51 (1-3) of the *Planning Act 2016*, we confirm this Development Application is a 'properly made application' prepared in accordance the approved form to the assessment manager and is accompanied by:

- The mandatory supporting documents required under the form to be attached to, or given with the application;
- The required assessment fee; and
- Written consent of the registered owner/s of the land that forms the subject of the Development Application (refer to **DA Form 1** as part of the development assessment package).

As per Council's Development Assessment and Compliance Fee's 2025-26, it is understood an assessment fee in the amount of **\$36,465.00** is payable. Given this application has been lodged electronically we await Council's confirmation of this fee and issue of the relevant tax invoice.

Part 1 of the DA Rules directs that as assessment manager, the Council now has 10 business days to determine our lodgement as a 'properly made application'.

Given this application is subject to Impact Assessment and triggers referral to the State Assessment & Referral Agency we look forward to receipt of Council's Confirmation Notice.

If you have any queries regarding the information above, please do not hesitate to contact me in the office.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Adam Lockhart'.

Adam Lockhart

BBE(URP) (MPIA)

Director - Town Planning

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HAL Architects Pty Ltd