

Ref: 24-0678P/02

17/09/2026

Brisbane City Council

GPO Box 1434

Brisbane QLD 4001

Via online lodgement portal

RE: Lodgement of a Development Application
16 Twenty-Fourth Avenue, Brighton Qld 4017

Dear Sir/Madam,

Introduction

On behalf of the applicant, LDK Healthcare Pty Ltd, Therefor Group hereby lodges a development application in accordance with section 51 of the *Planning Act 2016*, for the following aspects of development:

- Development permit for Carrying out building work for partial demolition and relocation of a Local heritage place
- Development permit for Carrying out building work on a Local heritage place
- Preliminary approval for a Material change of use (Community care centre, Community use, Retirement facility, Residential care facility and Indoor sport and recreation), including a variation request to vary the effect of the Brisbane City Plan 2014 (Heritage overlay)

The following material is provided to assist in Council's assessment of the application.

Document Title	Prepared By	Date
Signed owner's consent	Therefor Group	16/09/2026
Planning Report	Therefor Group	16/09/2026
Architectural Plans	Rothelowman	16/09/2026
Heritage Impact Assessment	Urbis	16/09/2026
Construction Management Plan	FKG	15/09/2026
Structural Review Letter	Inertia Engineering	15/09/2026
Asbestos Survey Report	Kiwa ELS	27/08/2026
Site Searches	Therefor Group	16/09/2026
DA Form 1	Therefor Group	16/09/2026
DA Form 2	Therefor Group	16/09/2026

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Application Fees

In accordance with Council's current Schedule of Fees and Charges, we have calculated the development application fee to be **\$11,100**. This includes a \$3,600 fee for carrying out building work for partial demolition and relocation of a Local heritage place and \$7,500 for the Preliminary approval for Variation request to vary the Heritage overlay mapping.

It is acknowledged that Council may apply an additional area-based charge for development applications that include a variation request. The extent of the proposed variation request is limited to the variation of Heritage overlay mapping to reflect the repositioned Local heritage place. This relocation is confined to the south-eastern portion of the site, and its assessment will happen in concurrence with the Building work aspect of the proposed development. The variation request does not intend to provide a long-term master-planning framework for the site, as is commonplace for a large variation request site, in which instance an area-based charge may be applicable.

As such, it is requested that the application fee for the assessment of the proposed development is limited to **\$11,100**, and does not apply an area-based charge.

Conclusion

We would appreciate it if Council would now proceed with its assessment of this proposed development. Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Toby Heap', with a large, stylized loop at the end.

Toby Heap

PRINCIPAL PLANNER