

19 November 2012

S&A REF: WATERS STREET STAGESDA

TO: Planning Manager
Urban Land Development Authority
GPO Box 2202
Brisbane QLD 4001

Dear Sir / Madam,

APPLICATION UNDER SECTION 51 OF THE URBAN LAND DEVELOPMENT ACT 2007

This letter serves to request the Urban Land Development Authority's (ULDA) consideration of a UDA development application, lodged on behalf of **Metro Property Development Pty Ltd**, over land at 68 Brunswick Street, Fortitude Valley 4006 – formally described as Lots 5 and 6 on RP81335, Lot 1 on RP10553, Lots 11 and 12 on RP10552, Lot 13 on RP81335, Lot 101 and 102 on SP143465, and Lots 2 and 900 on RP8816117 (BCC Easements).

The proposed development represents **stage six** of the broader *Project Waters Master Planned Development*, and seeks a Development Permit for a **Material Change of Use for Multiple Residential (165 apartments)**.

Pursuant to Section 51 of the Urban Land Development Authority Act 2007 (ULDA Act), please find enclosed owners' consent, preliminary planning documentation and the applicable application fee. Please note that this application forms a **preliminary administrative application only**. A subsequent submission package will be lodged upon finalisation of consultant reports and will provide a more detailed assessment of the proposed development.

It is our determination that the applicable application fee is **\$33,000.00**, being for a major application of strategic significance. This amount will be paid by Metro Property Development Pty Ltd via direct bank transfer. All development scheme fees associated with the *Project Waters Master Planned Development* have been paid previously by Metro Property Development Pty Ltd as part of the Preliminary Approval application (Invoice Reference 0000608).

Please do not hesitate to contact Brannock & Associates should you require any further information or clarification on any aspect of this application.

Regards,

Brannock & Associates



Steve Buhmann

Principal