Tract

Elizabeth Piper
Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001
via email: Elizabeth.Piper@edq.qld.gov.au

13 October 2026

Dear Elizabeth

Submission of PDA Development Application
19 River Road, Bundamba

On behalf of the Applicant, AR Developments, we hereby submit a PDA Development Application for a Development Permit for a Material Change of Use for Multiple Dwellings (212 townhouses) at 19 River Road, Bundamba (formally described as part of Lot 1 on SP354857).

In support of this application, we include:

- EDQ Application Form
- Title search, CLR/EMR reports, and owner's consent
- Town Planning Report, and attachments, including:
  - Architectural Plans prepared by Paul Ziukelis Architects;
  - Concept Landscape Plan prepared by Andrew Gold Landscape Architecture;
  - Transport Engineering Report prepared by Colliers;
  - Waste Management Plan prepared by Colliers;
  - Civil Engineering Assessment Report prepared by HCE Engineers;
  - Stormwater Management Plan prepared by HCE Engineers;
  - Services Advice Notice;
  - Code Compliance Statement prepared by Tract.

As per the 2026 – 2027 Development Assessment Fees and Charges Schedule we have estimated the applicable fee to be $37,960 based upon the following:

Residential use (Multiple residential): Base fee $4,200 + $160 per additional unit

Should you have any queries, please do not hesitate to contact the undersigned on 0411 366 115.

Yours sincerely



Katherine Matthews
Principal Town Planner
Tract
katherinematthews@tract.net.au