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24 June 2026

Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Sir / Madam,

EXTENSION APPLICATION (PURSUANT TO S86 OF *PLANNING ACT 2016*)

74 SETTLEMENT ROAD, THE GAP

**DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTI-UNIT DWELLINGS,
PRELIMINARY APPROVAL FOR CARRYING OUT BUILDING WORK AND A DEVELOPMENT
PERMIT FOR RECONFIGURING A LOT (1 INTO 2 LOTS) [COUNCIL REFERENCE: A002188360]**

Mewing Planning Consultants act on behalf of 80 Settlement Road Pty Ltd (**the Applicant**) in relation to the site at 74 Settlement Road, The Gap (Lot 900 on SP292812) (**the site**).

On behalf of the Applicant, and pursuant to section 86 of the *Planning Act 2016* (**the Planning Act**), we hereby submit an Extension Application to the development approval over the site comprising a Development Permit for a Material Change of Use for Multi-Unit Dwellings, a Preliminary Approval for Carrying Out Building Work and a Development Permit for Reconfiguring a lot (1 into 2 lots) (Council Reference: A002188360, P&E reference: BD1956 of 2012).

Details of the Extension Application, including relevant background information, statutory town planning framework, and statutory town planning assessment, are included in the enclosed Town Planning Assessment – Extension Application prepared by Mewing Planning Consultants. In conjunction with the Town Planning Assessment, the application is supported by the following material:

- **Attachment A** – Original Development Approval (A002188360; BD1956 of 2012); and
- **Attachment B** – Certificate of Title;
- **Attachment C** – Signed Land Owner’s Consent.

In accordance with Brisbane City Council’s Schedule of Fees and Charges for 2025/26, the Extension Application is anticipated to attract a statutory application fee of \$2,145.00.

We would welcome the opportunity to discuss any aspect of this Extension Application. Should you wish to discuss, please contact Leo Mewing on 0421 780 354 or at leo.mewing@mewing.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Leo Mewing'.

Leo Mewing
Director
Mewing Planning Consultants