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26 June 2026

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4000

Dear Sir / Madam,

LODGEMENT OF DEVELOPMENT APPLICATION PURSUANT TO S51 OF *PLANNING ACT 2016*

DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING AND DEVELOPMENT PERMIT FOR CARRYING OUT BUILDING WORK (INVOLVING THE PARTIAL DEMOLITION AND REPOSITIONING OF A HERITAGE BUILDING) OVER LAND AT 127-133 LAMBERT STREET AND 30 SHAFSTON AVENUE, KANGAROO POINT (LOT 1 ON RP56566, LOT 2 ON SP211306 AND LOT 10 ON SP144810).

Mewing Planning Consultants act on behalf of ZGQ 2 Pty Ltd (**the Applicant**) in relation to the site at 127-133 Lambert Street and 30 Shafston Avenue, Kangaroo Point (**the site**).

On behalf of the Applicant, and pursuant to section 51 of the *Planning Act 2016* (**Planning Act**), we hereby submit a Development Application over the site for a Development Permit for Material Change of Use for Multiple Dwelling and Development Permit for Carrying Out Building Work (Involving the Partial Demolition and Repositioning of a Heritage Building).

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

- Brisbane City Council Code Assessment (**Appendix A**);
- Certificates of Title and Owners Consent (**Appendix B**);
- Architectural Package, prepared by Joe Adsett Architects (**Appendix C**);
- Heritage Assessment, prepared by Pendergast Architects (**Appendix D**);
- Landscape Concept Plans, prepared by Andrew Gold Landscape Architecture (**Appendix E**);
- Traffic Impact Assessment, prepared by Colliers (**Appendix F**);
- Engineering Assessment, prepared by Morgan Consulting Engineers (**Appendix G**);
- Waste Management Plan, prepared by Colliers (**Appendix H**);
- Structural Assessment, prepared by Edge Consulting Engineers (**Appendix I**);
- Air Quality Assessment, prepared by MWA Environmental (**Appendix J**);
- Noise Assessment, prepared by MWA Environmental (**Appendix K**); and
- Wind Assessment, prepared by Windtech (**Appendix L**).

In accordance with Brisbane City Council's *Development Assessment and Compliance Fees 2025-26*, the Development Application is anticipated to attract a statutory application fee of **\$67,496.00**.

DA Fees and Charges:			
Use	Unit	Cost	Sum
Multiple Dwelling (62 Units)			
Base Fee (2 Units)	2	\$8,723	\$8,723
Fee: 2 - 50 Units	48	\$715	\$34,320
Fee: 50+ Units	14	\$429	\$6,006
			\$49,049
Impact Assessable Multiple Dwelling			
Flat Fee	1	\$16,302	\$16,302
Building Work (Partial Demolition of a Local Heritage Place) – Demolition type C			
Flat Fee	1	\$2,145	\$2,145
Total			\$67,496.00

We would welcome the opportunity to discuss any aspect of this development application. Should you wish to discuss, please contact me on 0431 973 803 or at Frances.cassaniti@mewing.com.au

Yours sincerely,



Frances Cassaniti
Associate Director
Mewing Planning Consultants