

12 March 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Submitted: Via Portal

Dear Sir / Madam

RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A CHILDCARE CENTRE UPON LAND LOCATED AT 23 THALLON STREET, SHERWOOD QLD 4075 – LOT 23 ON RP893783.

We write on behalf of *Onefin Sherwood Pty Ltd* with respect to the abovementioned landholding and attach for your consideration a copy of the development application in accordance with section 51 of the *Planning Act 2016*.

To assist Council with their assessment, we enclose for your records a copy of the following documents:

- DA Form 1;
- Signed Landowner's Consent;
- Town Planning Report by *Town Planning Alliance (TPA)*;
- Architectural Proposal Plans prepared by *Raunik Design Group*;
- Civil Engineering Report prepared by *STP Consultants*;
- Stormwater Management Plan prepared by *STP Consultants*;
- Traffic Impact Assessment prepared by *Lambert & Rehbein*;
- Noise Impact Assessment prepared by *MWA Environmental*; and
- Landscape Concept Plan prepared by *Dan Rimes Design*.

We trust that the information provided will assist in your assessment of the application.

Should you wish to discuss the matter further, please do not hesitate to contact our office on (07) 3361 9999.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD



Tom Kedda
PRINCIPAL PLANNER