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APPLICATION REF
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Ref: 25-0597P/01

28/10/2026

The Chief Executive Officer

Brisbane City Council

GPO Box 1434

Brisbane QLD 4001

Via Council's Online Lodgement Portal

RE: Lodgement of a Development Application

Development Permit for Building Works (Demolition)

787 Mains Road, Upper Mount Gravatt QLD 4122 (formally described as Lot 3 on RP138498)

Development Permit for Material Change of Use (Dwelling House)

2 O'Grady Street, Upper Mount Gravatt QLD 4122 (formally described as Lot 60 on RP123786

To Whom it May Concern,

Introduction

On behalf of the applicant, Keylin UMG Pty Ltd (**Applicant)**, Therefor Group hereby lodges a development application for the following aspects:

- Development Permit for Building Works of a local heritage place (Demolition) over the land at 787 Mains Road, Upper Mount Gravatt QLD 4122(Lot 3 on RP138498)
- Development Permit for a Material Change of Use (Dwelling House) over the land at 2 O'Grady Street, Upper Mount Gravatt QLD 4122, (Lot 60 on RP123786) in accordance with section 51 of the *Planning Act 2016.*

The following material is provided to assist in Council's assessment of the application.

Document Title	Prepared By	Date
Signed owner's consent	Therefor Group	11.09.2026
DA Form 1	Therefor Group	11.09.2026
DA Form 2	Therefor Group	11.09.2026
Planning Report	Therefor Group	20.09.2026
Architectural Plans	Pendergast Architects	12.10.2026
Structural Report	Bligh Tanner	10.06.2026
Engineering Servicing Letter	Civil 360 Engineering	12.10.2026
Heritage Impact Assessment	Pendergast Architects	14.10.2026
Code Compliance Statements	Therefor Group	16.10.2026

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Application Fees

In accordance with Council's current Schedule of Fees and Charges, we have calculated the development application fee to be **$6,000.**

Conclusion

We would appreciate it if Council would now proceed with its assessment of this proposed development. Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,



Clare Brown

ASSOCIATE – PLANNING