



25 September 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Sir/Madam,

Application to Change Existing Development Approval

In accordance with Section 78 and 82 of the *Planning Act 2016* ('Planning Act') and on behalf of *Arivita Pty Ltd* ('the Applicant'), please find attached an application seeking an 'Other Change' to the existing development approval A006835485.

The original development approval over the site was granted on 29 January 2026 (Council Ref: A006835485) and included the following components:

- Development Permit for Material Change of Use – Multiple Dwellings (6 Units); and
- Development Permit for Building Work in the Flood Overlay and Traditional Building Character Overlay.

This proposed change application relates to amendments to the approved development arising largely as a consequence of amalgamating the two adjoining land parcels at 137 and 141 Terrace Street, New Farm (formally described as Lots 1-2 on RP9054) with the existing approved development at 147 Terrace Street (Lot 2 on RP71490) to deliver Stage 2 of 'Élysées'.

Please find the following documents **enclosed** to support this Other Change application:

- Town Planning Assessment Report, addressing the applicable assessment benchmarks, including attached supporting material and specialists' reports:
 - **Appendix A** – Application Forms (DA Forms 1, 2 and 5);
 - **Appendix B** – Landowner's Consent;
 - **Appendix C** – Property Searches;
 - **Appendix D** – Existing Development Approval;
 - **Appendix E** – Plans of Development, prepared by Hoggs and Lamb;
 - **Appendix F** – Brisbane City Plan 2014 Code Assessment;
 - **Appendix G** – Landscape Concept Plan, prepared by Ivy May Landscape Architecture;

- **Appendix H** – Transport Impact Assessment, prepared by Urbis Ltd;
- **Appendix I** – Operational Waste Management Plan, prepared by AJEM Waste and Resource Consulting;
- **Appendix J** – Overland Flow Assessment Report, prepared by Michael Bale & Associates; and
- **Appendix K** – Civil Engineering Report, prepared by Michael Bale & Associates.

The relevant application fee has been calculated based on the 2026/2027 financial year fees and charges schedule, which provides that a Section 82 Change Application being a change other than to conditions is the current application fee.

Current application fee refers to the fee which would be applied if a new development application was received for the development in its entirety and does not relate to the aspects of the development subject to the change.

Based on a revised residential supply of 17 units, the current development assessment area charge is **\$20,400** calculated as follows:

Development Assessment Area Charge	Applicable Fee
Base fee, includes up to 2 units	\$9,150
Fee per unit, more than 2 units up to and including 70 units	$= (17-2) * \$750$ $= 15 * \$750$ $= \$11,250$
Total Fee	\$20,400

The fee will be paid upon receipt of Council's fee quote.

If you have any questions regarding the attached material, please do not hesitate to contact **Melanie Kwok (Associate Director)** or **Esther Leung (Senior Consultant)** on (07) 3007 3800.

Kind regards,



Sophie Lam
 Director
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