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3 August 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 OVER
LAND AT 566 AND 570 SHERWOOD ROAD, SHERWOOD

Mewing Planning Consultants act on behalf of Danny Gunn Property and Investment Trust and Gideon Gunn Family Trust and Gideon Gunn Family Trust (**the Applicant**) in relation to the site at 566 and 570 Sherwood Road, Sherwood (**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.

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:

- DA Form 1;
- Signed Land Owner's Consents;
- Brisbane City Council Code Assessment (**Appendix A**);
- Certificates of Title (**Appendix B**);
- Building Design Package and Design Report, prepared by Finegrain Group (**Appendix C**);
- Landscape Concept Plans, prepared by Andrew Gold Landscape Architecture (**Appendix D**);
- Traffic Impact Assessment, prepared by Modus Traffic and Transport Engineering (**Appendix E**);
- Waste Management Plan, prepared by Modus Traffic and Transport Engineering (**Appendix F**);
- Civil Engineering Assessment, prepared by Michael Bale and Associates (**Appendix G**).

In accordance with Brisbane City Council's *Development Assessment and Compliance Fees 2026-27*, the Development Application is anticipated to attract a statutory application fee of **\$44,150.00** as per the table below.

Brisbane City Council – Development Assessment and Compliance Fees (2026 / 2027)		
Multiple Dwelling (26 x Units)		
Base fee, includes up to 2 units		\$9,150
Plus	Fee per unit, more than 2 units up to and including 50 units	\$750 (\$750 x 24) \$18,000
Flat fee per application (impact assessable Multiple dwellings)		\$17,100
Total (Multiple Dwelling)		\$44,150
Total Council Assessment Estimate		\$44,150.00

We would welcome the opportunity to discuss any aspect of this Development Application. Should you wish to discuss, please contact Izzi Foreman on 0434 118 100 or at izzi.foreman@mewing.com.au.

Yours sincerely,



Natasha Hatzipapas (née Gouriev)
Principal Planner
Mewing Planning Consultants