

10 February 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 MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING OVER
LAND AT 14 BOW STREET, YEERONGPILLY (LOT 7 ON RP43281)**

Mewing Planning Consultants act on behalf of Blue Leaf Development Pty Ltd (**the Applicant**) in relation to the site at 14 Bow Street Yeerongpilly (**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 Forms 1;
- Brisbane City Council Code Assessment (**Appendix A**);
- Certificate of Title (**Appendix B**);
- Architectural Package, prepared by Graham Nottle Architects (**Appendix C**);
- Landscape Plans, prepared by Shepherd ULA (**Appendix D**);
- Traffic Impact Assessment and Waste Management Plan prepared by Q Traffic (**Appendix E**);
- Engineering Assessment (Engineering Services Report and Site Based Stormwater Management Plan) prepared by Create Engineers (**Appendix F**);
- Air Quality Assessment, prepared by SLR Consulting (**Appendix G**); and
- Acoustic Impact Report, prepared by SLR Consulting (**Appendix H**).

In accordance with Brisbane City Council's Schedule of Fees and Charges for 2025/26, the Development Application is anticipated to attract a statutory application fee of **\$10,153.00** (calculation based on 4 x dwelling units).

We would welcome the opportunity to discuss any aspect of this Development Application. Should you wish to discuss, please contact Nicole Boulton on 0403 155 291 or at Nicole.boulton@mewing.com.au.

Yours sincerely,

A handwritten signature in black ink that reads "Boulton". The signature is written in a cursive style with a large initial "B".

Nicole Boulton
Principal Planner
Mewing Planning Consultants