

22 July 2026

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

Submitted: Via Online Portal

Dear Sir / Madam

**RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT)
FOR A MULTIPLE DWELLING (175 UNITS) UPON LAND LOCATED AT 101-111 MT GRAVATT-
CAPALABA ROAD & 30-34 MASCAR STREET, UPPER MOUNT GRAVATT QLD 4122.**

We write on behalf of *SCAS LEAF 4 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 Report prepared by *VSA Design*;
- Traffic Report prepared by *QTraffic*;
- Landscape Concept Report prepared by *LAUDink*;
- Civil Engineering Report prepared by *MPN Consulting*;
- Stormwater Management Plan prepared by *MPN Consulting*;
- Acoustic Report prepared by *Acoustic Works*;

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