



31 July 2026

The Assessment Manager
Brisbane City Council
PO Box 1434
Brisbane QLD 4000

Dear Madam/Sir,

Change (Other) Application to Development Approval A006806126 at 424 Bowen Terrace, New Farm

In accordance with Section 78 and Section 82 of the *Planning Act 2016* and on behalf of *Bowen Terrace Developments Pty Ltd* ('the Applicant'), please find a Change (Other) Application over land at 424 Bowen Terrace, 11 & 7 Moreton Street and 30, 36 & 40 Langshaw Street New Farm QLD 4006 ('the Site').

The proposal seeks Council's approval to change the approved Development Permit(s) on the premises which Council refer to as A006806126. The Development Permit was approved by Council on 23 December 2025. Relevantly, the Change application seeks Council's approval for the following amendments to the Development Permit.

Proposed Changes to Development Approval

- Removal of the 4x dwelling house land uses;
- Removal of the ROL component;
- Inclusion of 2x new land parcels and demolition of the post-war dwellings;
 - Lot 2 RP86280
 - Lot 1 RP118177
- Inclusion of a new 6 storey multiple dwelling building comprising 24x units.
- Minor alterations to Stage 1 (as detailed in accompanying town planning report)

To support the proposed Changes, please find enclosed the following supporting information:

Appendix A – Statutory DA Forms

Appendix B – Landowners Consent

Appendix C – Property Search Results

Appendix D – Architectural Plans, prepared by DKO

Appendix E – Engineering Infrastructure Report, prepared by OSKA Consulting Group

Appendix F – Landscape Concept, prepared by LatStudios

Appendix G – Stormwater Management Plan, prepared by OSKA Consulting Group

Appendix H – Traffic Impact Assessment, prepared by Lambert & Rehbein

Appendix I – Waste Management Plan, prepared by Colliers

Appendix J – Brisbane City Plan Code Assessments

The relevant application fee has been calculated based on the 2026/2027 financial year fees and charges schedule based on fees associated with a Section 78 Change which prescribes a fee equal to the current application assessment fee. In this instance, the fees associated with a Multiple Dwelling development have been applied and are calculated as follows:

Use	Fee			Total
Multiple Dwelling	Base fee Up to 2 units	Between 2-70 units = 68 units @ \$750/unit	71 – 97 units = 26 units @ \$450/unit =	\$71,850
	\$9,150	=	\$11,700	
		\$51,000		
Impact Assessment Fee	\$17,100			\$17,100
Total				\$88,950

In accordance with the fees calculated in Table 1, the development application fee applicable to the application is **\$88,950**. The Applicant requests a fee quote to be generated by Council so that payment can be made for the application fee.

If you have any questions regarding the attached material, please do not hesitate to contact the undersigned, Adam Donaldson (**Senior Consultant**) or the undersigned on 07 3007 3800.

Kind regards,



Sarah Davies
Associate Director
+61 7 3007 3858
sjdavies@urbis.com.au