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APPLICATION REF
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OUR REF: M001711

11 November 2026

Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

VIA: Online Lodgement

To whom it may concern,

DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (11 DWELLINGS) AND DEVELPOMENT PERMIT FOR BUILDING WORK IN THE FLOOD OVERLAY, LOCATED AT 68-74 WARREN STREET, ST LUCIA FORMALLY DESCRIBED AS LOTS 45, 46 AND 47 ON RP23318

In accordance with Section 51 of the *Planning Act 2016*, Mecone hereby lodges a development application over the abovementioned land on behalf of the Applicant, Z & S INTERNATIONAL Pty Ltd.

Pursuant to Table 5.5.2 and Table 5.10.11 of *Brisbane City Plan 2014 (v37)*, the proposed development necessitates an Impact assessable development application.

To facilitate Council's assessment of the application, we enclose the following –

- DA Form 1;
- Landowner's consent; and
- Planning Report, including:
  - Appendix A: Assessment Benchmarks
  - Appendix B: Architectural Plans
  - Appendix C: Relevant Searches
  - Appendix D: Landscape Schematic Design
  - Appendix E: Transport Engineering Assessment
  - Appendix F: Operational Waste Management Plan
  - Appendix G: Civil Engineering Code Compliance Report
  - Appendix H: Earthworks, Stormwater and Services Plans
  - Appendix I: Site Based Stormwater Management Plan
  - Appendix J: Flood Assessment Letter

In accordance with Council's Schedule of Fees and Charges 2026-27, we have calculated the Council application fee in this instance to be $34,500.00. The application fee will be paid upon receipt of Council's invoice.

Should you require any further information, please contact the undersigned via phone on (07) 3556 4005 or via email at brisbane@mecone.com.au.

Yours faithfully,

Maxwell Potter

Senior Planner

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