

25 August 2026

Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Sir / Madam,

CHANGE APPLICATION (OTHER CHANGE) PURSUANT TO SECTION 82 OF *PLANNING ACT 2016*, OVER LAND AT 45 MARYLAND STREET, STAFFORD HEIGHTS & 734 RODE ROAD, STAFFORD HEIGHTS

Mewing Planning Consultants act on behalf of Effinity Pty Ltd (**the Applicant**) in relation to the site at 45 Maryland Street & 734 Rode Road, Stafford Heights.

On behalf of the Applicant, and pursuant to section 78 of the *Planning Act 2016* (**the Planning Act**), we hereby submit a Change Application (Other Change) to change the Development Permit for Material Change of Use for Multiple Dwelling (32 Units) and Centre Activities (Shop, Office and Food and Drink Outlet) and Shopping Centre (alterations to existing centre) and Development Permit for Reconfiguring of Lot for a Boundary Realignment and Access Easement (shared access driveway and servicing areas) (Council Reference: A006794855).

The Change Application is seeking a development for Development Permit for Material Change of Use for Multiple Dwelling (47 Units) and Shopping Centre (alterations to existing centre) and Development Permit for Reconfiguring of Lot for a Boundary Realignment and Access Easement (shared access driveway and servicing areas).

Details of the Change Application, including relevant background information, proposed changes, statutory town planning framework, and statutory town planning 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:

- **Appendix A** – Brisbane City Council Code Assessment;
- **Appendix B** – Certificate of Title;
- **Appendix C** – Revised Architectural Plans, prepared by Gatehouse Architects;
- **Appendix D** – Revised Landscape Concept Plan, prepared by Andrew Gold Landscape Architecture; and
- **Appendix E** – Existing Development Approval (Council Reference: A007042924).

In accordance with Brisbane City Council's Schedule of Fees and Charges for 2026/27, the Change Application is anticipated to attract a statutory application fee of **\$64,500.00**.

We would welcome the opportunity to discuss any aspect of this Change Application. Should you wish to discuss, please contact Frances Cassaniti on 0431 973 803 or at Frances.cassaniti@mewing.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Frances Cassaniti', with a stylized, cursive script.

Frances Cassaniti
Associate Director
Mewing Planning Consultants